

PB# 88-10

**J. Tanner
(SP)**

65-2-33.11, 33.22, 33.6

88-10 J. Tanner Site Plan

Approved
10/10/89

General Receipt		9642												
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550														
Received of		March 7, 1988												
John Tanner Forge Hill Country Farm		\$ 45.00												
Forty-five and 00/100		DOLLARS												
For Site Plan Application Fee - 88-10														
DISTRIBUTION <table border="1"> <thead> <tr> <th>FUND</th> <th>CODE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>Ch 525</td> <td></td> <td>45.00</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			FUND	CODE	AMOUNT	Ch 525		45.00						
FUND	CODE	AMOUNT												
Ch 525		45.00												
By Pauline G. Townsend														
Town Clerk		Title												

General Receipt		10932												
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550														
Received of		Oct. 10, 1989												
Forge Hill Country Farm		\$ 241.20												
Two Hundred Forty One and 20/100		DOLLARS												
For P/B Engineering Fee 141.20 - 88-10														
P/B Site Plan approval Fee 100.00														
DISTRIBUTION <table border="1"> <thead> <tr> <th>FUND</th> <th>CODE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>Check # 241.20</td> <td></td> <td></td> </tr> <tr> <td># 1147</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			FUND	CODE	AMOUNT	Check # 241.20			# 1147					
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Check # 241.20														
# 1147														
By Pauline G. Townsend														
Town Clerk		Title												

6-13-88

Fire Insper.

D.O.T.

O.C.H.

O.C.P.

D.P.W.

Water

Sewer

Highway

JAN - 9 1989

fire
Water
Sewer
Mark Edsall
Highway

County File No. NWT 41-88 M

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Jane Tanner
for a Site Plan within 500 feet of Rt. 94
County Action: Approved

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

County File No. NWT 15-89M&N,
(see NWT 14-89
NWT 41-88M)

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Tanner/Forge Hill Country Furniture, Inc.
for a Zone Change, Site Plan Application, Lot Line Change.
County Action: Approved (see letter dated 5/31/89)

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

County File No. NWT 34 89 M

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Jane A. Tanner
for a Site Plan - Frontage and/or Access NYS 94
County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



STATE OF NEW YORK
DEPARTMENT OF LAW

LOUIS J. LEFKOWITZ
ATTORNEY GENERAL

December 14, 1967

ADDRESS REPLY TO:

REAL PROPERTY BUREAU
103 WASHINGTON AVENUE
ALBANY N. Y. 12210
Attn. R.S. Vroman
Tel. 474-2811

Re: Knox Headquarters
New Windsor, New York
Your Client: Donald G. Gordon

Devitt and Devitt, Esqs.
248 Broadway
Newburgh, New York 12550

Gentlemen:

The Palisades Interstate Park Commission has referred to this office your letter of June 9, 1967 referring to your clients right to use a lane on the Knox Headquarter's land for purposes of ingress and egress for the depth of his lot.

We agree that your client has a right to use the lane for such purposes.

A survey map of the Knox Headquarters' property made by R. W. McGovern in January of 1952 sets forth the location of Mr. Gordon's garage. It indicates that approximately forty (40) per cent of the easterly side of said garage encroaches on the Headquarters premises.

Will you please advise us as to what right, if any, your client may have in locating the garage where it is.

If Mr. Gordon was unaware of this encroachment, he may wish to advise this office that he intends to remove the encroachment at an early date.

Very truly yours,

LOUIS J. LEFKOWITZ
Attorney General

By *Edward R. Amend*

EDWARD R. AMEND *RV*
Assistant Attorney General

cc: Palisades Interstate Park
Commission
Administration Building
Bear Mountain, N. Y.
Attn.: Mr. Charles A. Marks

Palisades Interstate Park Commission

Bear Mountain Blauvelt Goosepond Mountain Harriman High Tor Highland Lakes Hook Mountain
Nyack Beach The Palisades Rockland Lake Stony Point Storm King Tallman Mountain

A. K. MORGAN, CHIEF ENGINEER AND GENERAL MANAGER

ADMINISTRATION BUILDING
BEAR MOUNTAIN, NEW YORK 10911

TEL. STONY POINT 6-2701
(AREA CODE 914)

July 7, 1967

Devitt and Devitt
248 Broadway
Newburgh, New York 12550

Attention: Matthew E. Devitt, Esq.

Gentlemen:

This will acknowledge receipt of your
letter of June 9, 1967.

Please be advised that we have asked
the Department of Law to give us a report on the title
and have suggested that, if necessary, the Department
contact you direct.

Thank you for your co-operation in this
matter.

Yours truly,



CHARLES A. MARKS

CAM/bc

June 9, 1967

Mr. C. A. Marks
Palisades Park Commission
Bear Mountain, N.Y.

Dear Mr. Marks:

Mr. Donald Gordon asked us to communicate with you with reference to his use of the lane adjoining his home property in the Town of New Windsor, Orange County, New York.

We represented Mr. Gordon at the time of his purchase and after researching the law on the subject, gave our opinion that he had the right to use the lane for purposes of ingress and egress for the depth of his lot and cited authority in support thereof.

If you have any question as to his right, we would appreciate being advised thereof.

Very truly yours,

MED:cmh
cc Mr. Donald Gordon

SEPTEMBER 13, 1989

ALSO PRESENT: **MICHAEL BABCOCK, BUILDING INSPECTOR**
 MARK EDSALL, P.E., PLANNING BOARD ENGINEER
 JOSEPH RONES, ESQ., PLANNING BOARD ATTORNEY

Mr. Grevas: I have a copy of the legal notice, copy of the advertisement that was in the Sentinel and for the record, I have a letter dated August 10th, 1989 from the Palisades Interstate Park Commission addressed to Mr. & Mrs. Edward Tanner concerning the application this evening. This is in response to comments made the last meeting.

Mr. Soukup: What map are you--I have a map that represents a master plan, I gather.

Mr. Grevas: That is not the right one.

Mr. Schiefer: Go ahead.

Mr. Grevas: The proposal at hand is to put an addition to the rear of the existing Forge Hill Country Furniture Store. The addition as shown would be 1 1/2 stories high and would be separated from the main building by a 10 foot covered walkway and from the warehouse building by a 10 foot open space. That is a requirement of the building code and has been designed in that fashion. The square footages are shown on the plan and the parking requirements have been shown. The additional retail space would be 1546 square feet, total square footage 3496 square feet. We require 24 spaces plus 2 spaces for the residential use on the second floor for a total of 26 spaces and we have 27. We have shown handicapped detail, curb and sidewalk detail and other items that were requested at the last meeting. The architect is here this evening, Mr. Peter Hoffman who has elevation drawings to indicate that the building blends with the existing architecture. Mr. Hoffman, would you like to bring those up?

Mr. Hoffman: I assume you are primarily interested in the elevations as opposed to before plans. I have all that information.

Mr. VanLeeuwen: I am interested in looking at what the building is going to look like.

Mr. Schiefer: Have you seen Mark's comments?

Mr. Grevas: We discussed them before the meeting.

Mr. VanLeeuwen: That will blend in. There is no doubt about that. The front building over on the left that is the original building?

Mr. Hoffman: This is the original salt box structure with a covered porch that comes down along the side and connects the new proposed building to the addition. The actual physical connection is a covered walkway.

Mr. Grevas: Right along this side.

Mr. Schiefer: Height is the same as the original building?

Mr. Hoffman: Within a couple of inches, yes.

Mr. VanLeeuwen: Upstairs is going to be living quarters?

Mr. Grevas: Yes. The Tanner's are going to live there.

Mr. Schiefer: You are aware of the fact that you are going to need a special permit for that?

Mr. Grevas: Yes, that is part of the request.

Mr. Schiefer: Any questions, gentlemen?

Mr. VanLeeuwen: We have gone over this thing so many times.

Mr. Schiefer: I am going to open it to the public. No questions from the Board, I will open it up to the public. Does the public have any comments or questions on the Tanner Site Plan? Everybody has been notified and no one has any objection or comments.

Mr. Ronas: Or is there any comment on the special permit application for the residential use over the commercial space?

Mr. Schiefer: I just made that comment about the special permit for that.

Mr. VanLeeuwen: Since there is no comments, I'd like to close the public hearing.

Mr. Schiefer: Any further questions from the Board? We are not going to take action on this this evening.

Mr. VanLeeuwen: Let's get it going. It has been here long enough.

Mr. Soukup: The engineer feels there is earlier questions that haven't been answered, especially the State's Parks letter. We need a response before we take a vote.

Mr. Schiefer: Mark, we had a discussion before the meeting and Lou said--

Mr. Edsall: Just prior to the meeting, it was brought to my attention that in mailing I was not given the revised plan so the couple items as far as details, the additional parking spaces, the expansion of the bulk table have all been taken care of. Lou gave me a copy of the plan. As far as the SEQR goes, Lou provided me with a copy of a letter that I believe he just put on record from the Palisades Park Commission.

Mr. Schiefer: I have it here dated August 10th.

Mr. Edsall: They feel Phase I of the overall project is not a problem but they are indicating they reserve the right and request that they be consulted for Phase II so I don't see that as a problem based on the new information.

Mr. Schiefer: Let me read just one sentence from the letter from the Palisades Commission. I find no reason from a standpoint of Knox Headquarter's to impede your proposal to put on an addition we have discussed at length several times in the rear of a 1965 structure so the Palisades Park Commission has responded and they have no problem.

Mr. Soukup: What was the date?

Mr. Schiefer: August 10th, 1989.

Mr. Soukup: You only got it tonight?

Mr. Schiefer: I was just given it now.

Mr. Edsall: I just received my copy tonight.

Mr. Rones: Have we received anything from the Orange County Planning Department or has it been 30 days since they have received a copy of the application?

Mr. Soukup: When did you mail it?

Mr. Grevas: Same time. Would you check and see if maybe they have responded, would it be in the file? I can go through these.

Mr. Soukup: If you sent it out with the notice 10 days ago, that is not enough. You need 30 days.

Mr. Grevas: Normally we get a response, they usually do it, we then send them a copy of the public hearing notice.

Mr. Schiefer: Fire Department is acceptable.

Mr. Edsall: Lou, when the zoning change was requested, was the County consulted on the basis of it being both the lot line change, the site plan and the zone change?

Mr. Grevas: Yes, it was. I have a copy of that letter here.

Mr. Edsall: Does that letter respond with regard to the site plan?

Mr. Grevas: Yes.

Mr. Edsall: Maybe that would be worthwhile, maybe you have noticed them twice.

Mr. Grevas: I know I noticed them before, there were three times we have notified them, one is talk about the zone change. This was dated--

Mr. Schiefer: May 31st.

Mr. Grevas: July 28th, 1988.

Mr. Soukup: May 31st, 1988?

Mr. Grevas: Yes, that is when we first went to the Town Board for the zone change.

Mr. Rones: We have May of '89.

Mr. Schiefer: There is to many unresolved things here.

Mr. Grevas: I don't think there is only one thing unresolved and that is the Orange County Planning Department. They were notified on the SEQR application. The SEQR application contained all three items, the site plan, the zoning change and the lot line change.

Mr. Edsall: For the Board's benefit, I have a letter from Orange County Planning Department dated May 31st, 1989 which provides comments for both uses, what they call the use variance.

Mr. Schiefer: Denied.

Mr. Edsall: The zone change, the lot line change and the site plan so I guess Joe would have to determine if that response being that it included the site plan would be sufficient.

Mr. Pagano: They responded in the affirmative?

Mr. Ronces: They had an objection to the--they said that a building wasn't located on the site plan.

Mr. Grevas: That was on the overall site plan.

Mr. Edsall: I have the County referral card that says approved though and it lists the lot line change and the zone plan so I would think that is sufficient. Is that sufficient?

Mr. Ronces: Yes, it would appear so.

Mr. Schiefer: We have approval from Orange County Planning in the file. Any other comments?

Mr. VanLeeuwen: I think we ought to get the SEQR straightened away. I'd like to make a motion we declare a negative declaration.

Mr. Pagano: I will second that.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: I'd like to make a motion we approve the Tanner Phase I Site Plan and the special permit.

Mr. Soukup: On the special permit, what about conditions on that with respect to the use of it for living quarters. I think it is being presented to us as being the owner of the property and the operator of the store and I think we should limit that and not open it up to be a rental unit in conjunction.

Mrs. Tanner: Under the code, it is acceptable to have a caretakers apartment there, whether it be owner or not owner.

Mr. Soukup: That is not what you are presenting to us.

Mrs. Tanner: It was originally presented.

Mr. Soukup: You said you wanted to live there.

Mrs. Tanner: It was originally presented as a caretaker's apartment.

Mr. Grevas: Later on if you decide to move out and make it a caretaker's apartment, you have to modify the special permit.

Mr. Soukup: I don't feel like approving an apartment. Per se, that is not the way it was presented.

Mr. VanLeeuwen: We do that alot, it was originally presented. Originally it was going to be a caretaker's place then later on they changed their mind, they are going to move in themselves. What difference does it make? This has been going on for six months that they are going to move in themselves. It really doesn't make that much difference to me but whatever you want.

Mr. Tanner: When we started, we said it was going to be a caretaker's apartment and we--it really hasn't changed except now we are going to move into it.

Mr. Soukup: Well, I will go with the majority, it is my feeling, I wasn't here two years ago, I only heard what has transpired in the last nine months. My understanding, it was going to be owner occupied and the Tanner's moving into their own facility, I had no objection to that. I don't personally remember it being presented as a caretaker's apartment.

Mr. VanLeeuwen: Originally it was presented as a caretaker's apartment then them came in six, seven months ago and said that was changed and they are going to move into it themselves.

Mr. Grevas: In the interim, the property in Cornwall has been converted and they need a place to live right now they are inbetween.

Mr. VanLeeuwen: That is what Mr. Tanner said.

Mr. Pagano: I am a little concerned about this too, you know, I can see them moving in and that is fine, and a caretaker apartment now as a caretaker apartment, I assume the wording of a caretaker is a specific--it is not a rental for income, it is going to be utilized for that purpose so Vince, would you consider putting both parts in there because we don't want this being used as an income rental type of thing.

Mr. Soukup: Either or provide that it is single residential unit and doesn't become more than that at any future date.

Mr. VanLeeuwen: My suggestion was going to be to leave it as single unit and not split it into two units.

Mr. Soukup: Single residential unit, either owner occupied or caretaker occupied but not both and not expanded to a future use.

Mr. VanLeeuwen: I will modify my motion to say that.

Mr. Soukup: I will second it.

Mr. Ronas: Is the site plan--

Mr. Schiefer: Phase I of the site plan and the special permit.

Mr. Grevas: All I refer to on this site plan is residential unit upstairs, that is all I say there.

Mr. Ronas: If you can just--the note should be amended to limited to owner occupancy or caretaker unit.

Mr. Grevas: Fine, I will add that note prior to the stamping of the plan.

Mr. Schiefer: You will put the same information on the permit that you put or on the site plan?

Mr. Grevas: Right.

Mr. Pagano: Comment #4 of Mr. Edsall's comments, it just has here that you have not received the updated plan. Have you received an updated plan?

Mr. Edsall: Tonight, yes. Lou showed me the transmittal. I never received it, probably by fault of our office.

Mr. Schiefer: I am assuming that Mr. Edsall has no objections.

Mr. Edsall: No, it is fine.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Schiefer	Aye



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Tanner Site Plan - Phase 1
PROJECT LOCATION: Route 94
PROJECT NUMBER: 88-10
DATE: 13 September 1989
DESCRIPTION: The Applicants have submitted a plan for an addition to the existing retail store, with associated site improvements. The plan was most recently reviewed at the 11 January 1989 and 9 August 1989 Planning Board Meetings. The Applicant is before the Board for a Public Hearing at this time.

1. The Board is reminded that the on-site living quarters require a "Special Permit" and this Public Hearing is both for site plan review and the requested special permit.
2. It was required that the Applicant forward a copy of the site plan to the Orange County Department of Planning for their review and comment. A record of this transmittal should be provided in the Planning Board files.
3. At the 9 August 1989 meeting, it was determined that the Planning Board would proceed with its SEQRA review of the project. As such, the Applicant was to address the recently received letter dated 26 June 1989 from the New York State Office of Parks, Recreation and Historic Preservation. The status of this matter should be further discussed.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Tanner Site Plan - Phase 1
PROJECT LOCATION: Route 94
PROJECT NUMBER: 88-10
DATE: 13 September 1989

-2-

4. My comment sheet dated 9 August 1989 requested certain additions, corrections and clarifications to the site plan. As of this date, I have not received an updated plan. At such time that a new plan is received, I will continue my review of the project.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

tanner

DiNARDO, GILMARTIN & BURKE, P.C.

Attorneys at Law

Robert E. DiNardo
Brian G. Gilmartin
John F.X. Burke
David A. Donovan
Antoinette Gluszk

90 East Main Street (Route 94)
P.O. Box 1000
Washingtonville, New York 10992

(914) 496-5414
(914) 294-6686
FAX: (914) 496-8905

July 19, 1989

Commissioner, Department of
Environmental Conservation
50 Wolf Road
Albany, New York 12233-0001

Orange County Planning Dept.
124 Main Street
Goshen, New York 10924

New York State Dept. of Environmental
Conservation
21 South Putt Corners Road
New Paltz, New York 12561

Orange County Board of Health
124 Main Street
Goshen, New York 10924

Palisades Interstate Park Commission
Bear Mountain, New York 10911-0427

NYS Dept. of Parks, Recrea-
tion & Historic Preservation
Archeology Unit
Bureau of Historic Sites
Peebles Island
Waterford, New York 12188

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12550

NYS Dept. of Transportation
4 Burnett Blvd
Poughkeepsie, New York 12601
Att: Jeff Wickeri

Town of New Windsor
Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550


Gentlemen:

Please find enclosed a Notice of Determination of Non-Significance, which is forwarded to you in compliance with SEQR regulations, NYCRR Part 617.21. Kindly file and publish as required.

You will also find enclosed for your assistance a copy of the Resolution adopted by the Town Board of the Town of New Windsor at its meeting on July 5th, 1989.

We believe that this completes the applicant's obligations under the SEQR regulations. Please advise if anything further is required at this time.

Very truly yours,



Brian G. Gilmartin

BGG:es

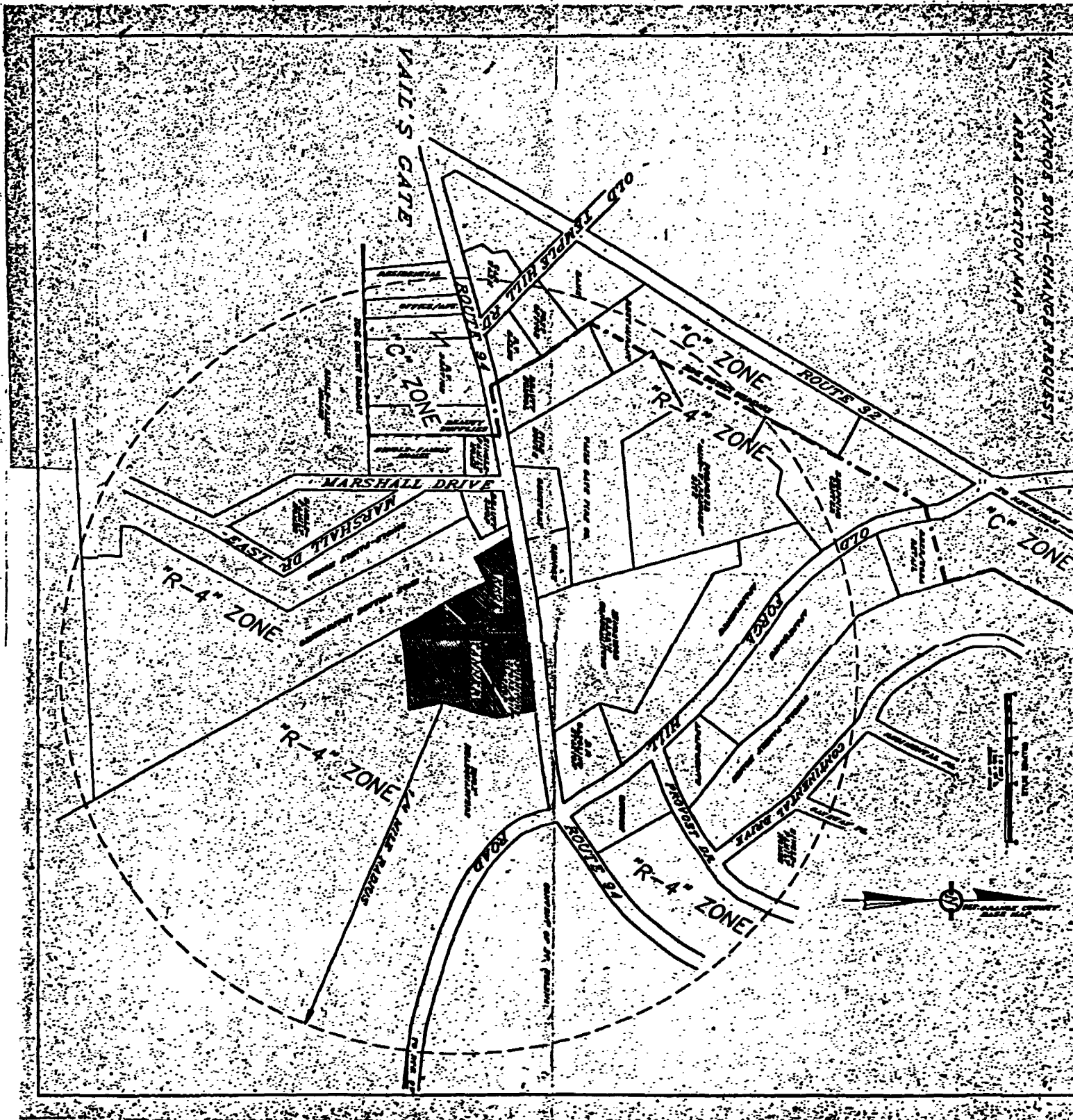
CC: M.E.

DINARDO, GILMARTIN & BURKE, P.C.
ATTORNEYS AT LAW

encs.

cc's: Honorable George Green, Supervisor
Town of New Windsor and
Town of New Windsor, Town Board Members
J. Tad Seaman, Esq.
Elias P. Grevas, L.S.
Mr. & Mrs. Edward Tanner
Sheffield Archeological Consultants
Town of New Windsor Town Clerk

ORIGINAL UPON REQUEST



617.21

Appendix F

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Tanner/Forge Hill Country Furniture, Inc.

NYS Route 94 & Forge Hill Road

Project Number Town of New Windsor, Orange County, NYDate July 19, 1989

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

TOWN BOARD OF THE TOWN OF NEW WINDSOR,

The ORANGE COUNTY, NEW YORK

, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: FORGE HILL COUNTRY FURNITURE, INC.
APPLICATION FOR CHANGE OF ZONE; APPLICATION FOR SITE PLAN
APPROVAL: APPLICATION FOR SUBDIVISION AND/OR BOUNDARY
LINE CHANGE.

SEQR Status: Type I ☒
Unlisted ☐

Conditioned Negative Declaration: ☐ Yes
☒ No

Description of Action: Zone change request from R/4 (suburban residential) to C (design shopping), to permit subsequent lot line change, building renovations and site development plan for commercial use of the properties involved (see accompanying maps)

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

815 & 833 Blooming Grove Turnpike (NYS Route 94), Town of New Windsor, County of Orange, State of New York.

Reasons Supporting This Determination:

(See 617.6(g) for requirements of this determination; see 617.6(h) for Conditioned Negative Declaration)

That the Town Board of the Town of New Windsor finds that neither the proposed zone change from R/4 to C in the area of Route 94 known and designated on New Windsor Tax Map as Section 65, Block 2, Lots 33.11, 33.22, 33.6 and Section 70, Block 1, Lot 45, nor the site plan, subdivision and/or boundary line change on Section 65, Block 2, Lots 33.11, 33.22 and 33.6 will have an impact on the environment, and hereby declares a negative declaration for environmental purposes.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: DiNardo, Gilmartin & Burke, P.C., Attention Brian G. Gilmartin

Address: 90 East Main Street, P.O. Box 1000, Washingtonville, NY 10992

Telephone Number: (914) 496-5414

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001

Appropriate Regional Office of the Department of Environmental Conservation

Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.

Applicant (if any)

Other involved agencies (if any)

ZBA

This is to certify this document is a true copy
of same, as filed in my office.

#18 -

7/5

7/5/89

Signed:

Pauline J. Townsend

Town Clerk

RE: RESOLUTION AMENDING ITEM #6-6/21/89 TOWN BOARD MEETING
STATEMENT OF NEGATIVE DECLARATION UNDER SEQR
TANNER/GORDON - ROUTE 94/FORGE HILL ROAD

MOTION BY Councilwoman Fiedelholtz

SECONDED BY Councilman Spignardo

That the Town Board of the Town of New Windsor adopt the
following Resolution:

WHEREAS, the Town Board of the Town of New Windsor has determined
after review of the completed archeological survey and passage of
the 30 day period for comments by interested parties regarding
the TANNER/GORDON and ALAN J. KROE proposals for a change of
zoning located on Route 94, that said zoning change will have no
significant effect on the environment; and

WHEREAS, Lead Agency for such project has been designated as the
Town Board of the Town of New Windsor whose address is Town Hall,
555 Union Avenue, New Windsor, New York; and

WHEREAS, the person to contact for further information is
Supervisor George A. Green, whose mailing address is Town Hall,
555 Union Avenue, New Windsor, New York, (914) 565-8800; and

WHEREAS, the proposed applicant requests a zoning change from R-4
(single-family residential) to C (design-shopping); and

WHEREAS, the applicant, TANNER/GORDON has heretofore presented to
the town, a proposed site plan for a retail store complex and
said plan may require a subdivision and/or boundary line change;
and

WHEREAS, the applicant desires to resolve the issues of
environmental impact at this time for the proposed zoning change,
site plan approval process, and any subdivision and/or boundary
line change providing the said plans are substantially the same
as the plans presented to the Town Board; and

WHEREAS, the Town Board agrees to accept the present
Environmental Assessment Form and archeological survey as
substantial completion of the SEQR process pursuant to Part 617
of the Regulations; and

WHEREAS, the proposed change of zoning, site plan, subdivision
and/or boundary line change will not violate any of the criteria
for determining environmental significance as set forth in Part
617 of the Regulations; and

It is hereby RESOLVED:

That the Town Board of the Town of New Windsor finds that neither
the proposed Zoning Change from R-4 to C in the area of Route 94
known and designated on New Windsor Tax Map as Section 65, Block

2, Lots 33.11, 33.22, 33.6 and Section 70, Block 1, Lot 45 nor the site plan, subdivision and/or boundary line change on Section 65, Block 2, Lots 33.11, 33.22 and 33.6 will have an impact on the environment and hereby declares a negative declaration for environmental purposes.

And, it is finally RESOLVED:

That the Town Board of the Town of New Windsor hereby adopts the amendment to the Zoning Local Law, Chapter 48, Section 48-5 (Zoning Map), said local law to be known as Local Law #6-1989.

ROLL CALL: All Ayes

MOTION CARRIED: 5-0

Town Board Agenda: 07/05/89.

(TA DOC DISK#9-112086.EXT)

DiNARDO, GILMARTIN & BURKE, P.C.

Attorneys at Law

Robert E. DiNardo
Brian G. Gilmartin
John F.X. Burke
David A. Donovan
Antoinette Gluszk

90 East Main Street (Route 94)
P.O. Box 1000
Washingtonville, New York 10992

(914) 496-5414
(914) 294-6686
FAX: (914) 496-8905

May 11, 1989

Palisades Interstate Park Commission
Bear Mountain, New York 10911-0427

Orange County Board of Health
124 Main Street
Goshen, New York 10924

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12550

Town of New Windsor Town Board
555 Union Avenue
New Windsor, New York 12550

New York State Department of
Transportation
4 Burnett Blvd.
Poughkeepsie, New York 12601
Att: Jeff Wickeri

Archeology Unit
Bureau of Historic Sites
Pawles Island
Waterford, New York 12188

Orange County Planning Dept.
124 Main Street
Goshen, New York 10924

Town of New Windsor
Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

New York State Department of
Environmental Conservation
21 South Put Corners Road
New Paltz, New York 12561

Re: Tanner/Forge Hill Country Furniture, Inc.
Zone Change, Site Plan Application, Lot Line Change

Gentlemen:

Please find enclosed the following:

- (a) Full Environmental Assessment Form;
- (b) Map depicting zone change request;
- (c) Site Development Plan sketch for the project;
- (d) Boundary/Location Survey and proposed lot line change for the project.

There are pending before the Planning Board of the Town of New Windsor, County of Orange, State of New York, applications seeking site development plan approval, as well as a lot line change.

CC: M.E. W/Attachments

DINARDO, GILMARTIN & BURKE, P.C.
ATTORNEYS AT LAW

There is also pending before the Town Board of the Town of New Windsor the proposed zone change application. The lands affected by these various applications are adjacent to the New York State Historical Site known as Knox's Headquarters, which is administered by the Palisades Interstate Park Commission. By prior agreement, the applicant is presently proceeding with an archeological survey of the premises, which will be available for review upon any of your requests. We have previously agreed to provide a copy of the report to the Town Board, the Palisades Interstate Park Commission and the Archeology Unit of the New York State Department of Parks, Recreation and Historic Preservation.

The Town Board before which the zone change application is pending has, by resolution, agreed to act as lead agency.

Please take particular note that the Environmental Assessment Form enclosed herewith is intended to encompass the approval processes for the lot line change, the site plan, as well as the zone change.

The enclosures and notices given herein are served upon you at the direction of the lead agency and are intended as compliance with the State Environmental Quality Review Act, 6 NYCRR Part 617. Any comments with regard to these matter should be directed to the Town Board and I would request that a courtesy copy be provided to me as counsel for the applicant.

Very truly yours,



Brian G. Gilmartin

BGG:es

encs.

cc's: Mrs. Jane Tanner
Elias D. Grevas, L.S.
Tad Seaman, Town Attorney

Appendix B
State Environmental Quality Review
Visual EAF Addendum

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

Visibility	Distance Between Project and Resource (in Miles)				
	0-1/4	1/4-1/2	1/2-3	3-5	5+
1. Would the project be visible from:					
• A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site or structure listed on the National or State Registers of Historic Places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The State Forest Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Wildlife Refuges and state game refuges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Natural Landmarks and other outstanding natural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Park Service lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Rivers designated as National or State Wild, Scenic or Recreational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site, area, lake, reservoir or highway designated as scenic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Municipal park, or designated open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• County road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Local road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)

☐ Yes ☐ No

3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?

☐ Yes ☐ No

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 1, check those which generally describe the surrounding environment.

	Within	
	*1/4 mile	*1 mile
Essentially undeveloped	<input type="checkbox"/>	<input type="checkbox"/>
Forested	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Suburban residential	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>	<input type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>
Hilly	<input type="checkbox"/>	<input type="checkbox"/>
Mountainous	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: add attachments as needed

5. Are there visually similar projects within:

*1/2 mile	<input type="checkbox"/> Yes	<input type="checkbox"/> No
*1 miles	<input type="checkbox"/> Yes	<input type="checkbox"/> No
*2 miles	<input type="checkbox"/> Yes	<input type="checkbox"/> No
*3 miles	<input type="checkbox"/> Yes	<input type="checkbox"/> No

* Distance from project site are provided for assistance. Substitute other distances as appropriate.

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is _____.

NOTE: When user data is unavailable or unknown, use best estimate.

CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is

Activity	FREQUENCY			
	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Involved in recreational activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Routine travel by residents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At a residence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At worksite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

JANE A. TANNER, ALAN J. KROE ZONE CHANGE REQUEST

JANE A. TANNER, LOT-LINE CHANGE, SITE PLAN

Name of Action

1
Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION <u>JANE A. TANNER, ALAN J. KROC, ZONE CHANGE REQUEST</u> <u>JANE A. TANNER, LOT-LINE CHANGE, SITE PLAN</u>		
LOCATION OF ACTION (Include Street Address, Municipality and County) <u>815-833 BLOOMING GROVE TURNPIKE (Rte 94), Town of New Windsor, Orange County</u>		
NAME OF APPLICANT/SPONSORS <u>① JANE A. TANNER, ② ALAN J. KROC, MD.</u>		BUSINESS TELEPHONE <u>① 914 561-4590</u> <u>② 914 561-7888</u>
ADDRESS <u>① 815 Blooming Grove Tpke</u> <u>② 833 Blooming Grove Tpke</u>		
CITY/PO <u>NEW WINDSOR, N.Y.</u>	STATE <u>N.Y.</u>	ZIP CODE <u>12550</u>
NAME OF OWNER (if different) (P/O site) <u>Donald C. Gordon & Martha A. Gordon</u>		BUSINESS TELEPHONE <u>914 562-6397</u>
ADDRESS <u>815 Blooming Grove Turnpike</u>		
CITY/PO <u>New Windsor</u>	STATE <u>N.Y.</u>	ZIP CODE <u>12550</u>
DESCRIPTION OF ACTION <u>ZONE CHANGE REQUEST FROM R-4 (Suburban Residential) to C (Design Shopping) to permit subsequent lot-line change. (Tanner w/ Gordon), Building Renovations (Kroc) and Site Plan (Tanner) for commercial use of the properties involved (see accompanying maps)</u>		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 4.05± acres.

APPROXIMATE ACREAGE

Meadow or Brushland (Non-agricultural) _____

Forested _____

Agricultural (Includes orchards, cropland, pasture, etc.) _____

Wetland (Freshwater or tidal as per Articles 24, 25 of ECL) _____

Water Surface Area _____

Unvegetated (Rock, earth or fill) _____

Roads, buildings and other paved surfaces _____

Other (Indicate type) lawns & landscaping

PRESENTLY

AFTER COMPLETION

0.5± acres

0.0 acres

_____ acres

_____ acres

_____ acres

_____ acres

_____ acres

_____ acres

_____ acres

_____ acres

_____ acres

_____ acres

0.35± acres

0.90± acres

3.20± acres

2.15± acres

3. What is predominant soil type(s) on project site? Glacial Till (Silt, Clays, Stones & Stone Fragments)

- a. Soil drainage: ☐ Well drained _____ % of site ☒ Moderately well drained 100 % of site
☐ Poorly drained _____ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock? unknown (in feet)

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 98% ☒ 10-15% 2% ☐ 15% or greater _____ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☒ Yes ☐ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? N/A (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to observations by owners
 Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: Silver Stream
 a. Name of Stream and name of River to which it is tributary Hoodna Creek, to Hudson River
16. Lakes, ponds, wetland areas within or contiguous to project area: None
 a. Name _____ b. Size (In acres) _____
17. Is the site served by existing public utilities? ☒ Yes ☐ No
 a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
 b) If Yes, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 6 405 acres.
- b. Project acreage to be developed: 3.43 acres initially; 3.43 acres ultimately.
- c. Project acreage to remain undeveloped 0.60 acres.
- d. Length of project, in miles: _____ (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed 180 %;
- f. Number of off-street parking spaces existing 15; proposed 78.
- g. Maximum vehicular trips generated per hour 4.0 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>1</u> | | | |
| Ultimately | <u>1</u> | | | |
- i. Dimensions (in feet) of largest proposed structure *28' height; 60' width; 80' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 621 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? LANDSCAPING
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.28 ± acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 12 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 30; after project is complete 40
10. Number of jobs eliminated by this project 0
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☒ Yes ☐ No Type Sewage (Town of Starved Rock Sewer Dist. No. 7)
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 5-10 tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Orange County Landfill; location New Hampton, N.Y.
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) Electricity, Natural Gas, Fuel Oil
22. If water supply is from wells, indicate pumping capacity _____ gallons/minute.
23. Total anticipated water usage per day 1,500 ± gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

Type

Submittal
Date

City, Town, Village Board ☒ Yes ☐ No
 City, Town, Village Planning Board ☒ Yes ☐ No
 City, Town Zoning Board ☐ Yes ☐ No
 City, County Health Department ☐ Yes ☒ No
 Other Local Agencies ☐ Yes ☒ No
 Other Regional Agencies ☐ Yes ☒ No
 State Agencies { Parks & Recreation } ☒ Yes ☐ No
{ Dept. of Transportation }
 Federal Agencies ☐ Yes ☒ No

Zone Change Request

Dec. 1987

Lot Line Change / Site Plan

Apr. 1988

{ Archaeological Clearance }
{ N.Y.S.D.O.T. Entrance Permit }

Aug. 1988

not yet submitted

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

☐ zoning amendment ☐ zoning variance ☐ special use permit ☐ subdivision ☒ site plan
☐ new/revision of master plan ☐ resource management plan ☒ other Zone Change

2. What is the zoning classification(s) of the site? R-4 (Suburban Residential)

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Four (4) Single-Family Homes (2 existg, 2 new); Existg Commercial Buildings

4. What is the proposed zoning of the site? 'C' (Design Shopping) - Commercial

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

78,700 ± S.F. Retail/office

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Professional Offices; Apartment Complex; Gasoline Station; Residential Condominiums; Historic Site (all within R-4 zone)

8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed?

a. What is the minimum lot size proposed?

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No

a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge. Rev: 13 Apr. 1989

Applicant/Sponsor Name Jane A. Tanner

Date 3 Feb. 1989

Signature Elias J. Groves Title Land Surveyor

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- Maybe answers should be considered as Yes answers.
- If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

- Will the proposed action result in a physical change to the project site?
☐ NO ☐ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

- Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☐ NO ☐ YES

- Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON WATER

- 3. Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)**

☐ NO ☐ YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water? ☐ NO ☐ YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will Proposed Action affect surface or groundwater quality or quantity? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: _____

6. Will proposed action alter drainage flow or patterns, or surface water runoff? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

[illegible]

- [illegible]

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: _____

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: _____

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: _____

14. Will there be an effect to existing transportation systems?

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

☐ NO ☐ YES

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

☐ NO ☐ YES

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

☐ NO ☐ YES

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

10

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community?
☐ NO ☐ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?
☐ NO ☐ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)



Louis Helmreich
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTark, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by TOWN OF NEW WINDSOR PLANNING BOARD D P & D Reference No. NLOT 34-89m
County I.D. No. 65 1 2 133.2

Applicant JANE A. TANNER

Proposed Action: SITE PLAN: BLDG. ADDITION (RETAIL EXPANSION) & APARTMENT

State, County, Inter-Municipal Basis for 239 Review FRONTAGE AND/OR ACCESS NYS 94

Comments:

THERE ARE NO APPARENT INTER-AGENCY PLANNING
CONSIDERATIONS AND/OR ISSUES TO BE BROUGHT
TO YOUR ATTENTION

Related Reviews and Permits

County Action: Local Determination ☒ Disapproved ☐ Approved ☐

Approved subject to the following modifications and/or conditions:

SEPT. 8, 1989

Date

Peter Garrison
Commissioner

SEP 15 1989 @ CC:M.F.

IOC.PB
TANNER

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 13 September 1989
SUBJECT: Jane A. Tanner Site Plan

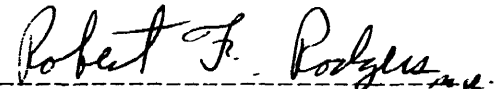
PLANNING BOARD REFERENCE NUMBER: PB-89-10
DATED: 1 September 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-89-078

A review of the above referenced subject site plan was conducted this date.

This site plan is found acceptable.

PLANS DATED: 31 August 1989, Revision 3.



Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

CC: M.E.
9/13/89



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

July 13, 1988

Jane Tanner
815 Blooming Grove Turnpike
New Windsor, NY 12550

Re: 65-2-33.11
65-2-33.6
65-2-33.22

Dear Ms. Tanner:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$115.00, minus your deposit of \$25.00.

Please remit balance to the Town Clerk, Town of New Windsor, NY.

Sincerely,

Leslie Cook
LESLIE COOK
Acting Assessor

LC/po
Attachments

State of New York
Knox Headquarters
c/o John Lovell
Palisades Interstate Park Comm.
Bear Mountain, NY 10911

The Order of St. Helena
PO Box 426
Vails Gate, NY 12584

Provost Realty Assoc.
c/o Womo Realty Co.
6 Hawthorn Ave.
Ryebrook, NY 10573

Newburgh Church of Christ
Box 371
Vails Gate, NY 12584

The Vails Gate Fire Co.
PO Box 101
Vails Gate, NY 12584

Vails Gate Methodist Cemetery
PO Box 37
Vails Gate, NY 12584

Vails Gate Methodist Church
c/o Treasurer
PO Box 37
Vails Gate, NY 12584

Sorbello, Vincent ETAL
c/o RKB Construction Co.
412 Riverside Rd.
Highland, NY 12528

Forge Hill Management Association
11-G Ivy Lane
Bergenfield, NJ 07621

Leemilts Petroleum, Inc.
125 Jericho Turnpike
Jericho, NY 11753

833 Blooming Grove Tpke. Associates
833 Blooming Grove Turnpike
New Windsor, NY 12550

Edwards, Ronald & Edna
20 Marshall Dr.
New Windsor, NY 12550

Harris, Benjamin & Bella
PO Box 780
Cornwall, NY 12518

Abrams, Harold & Yvonne B.
PO Box 462
Vails Gate, NY 12584

Vriesma, Samuel & Elizabeth L.
11 Marshall Dr.
New Windsor, NY 12550

Watkins, Brian K. & Trask, Kim L.
9 Marshall Dr.
New Windsor, NY 12550

Laboy, Humberto & Bessie L.
7 Marshall Dr.
Vails Gate, NY 12584

Weronick-Mues, Diane E.
5 Marshall Dr.
New Windsor, NY 12550

DeSousa, Constantino
839 Blooming Grove Turnpike
New Windsor, NY 12550

X Knox Village Associates
2375 Hudson Terr.
Fort Lee, NJ 07024

Bonsell, John & Shirley
4 Marshall Dr.
New Windsor, NY 12550

Bridge Road Realty Corp.
RD #1, Box 34, Route 94
Salisbury Mills, NY 12577

Gafford, James D. & Cherrie H.
PO Box 536
Vails Gate, NY 12584

Worden, David A. & Marie A.
PO Box 134
Vails Gate, NY 12584

✓ Mena, Mercurio Fiedlin S.
7 Kingswood Gardens
New Windsor, NY 12550

* Cavalari, Agnes
PO Box 276
Vails Gate, NY 12584

✓ Ruscitti, Aaron J. & Patricia A.
224 Margo St.
New Windsor, NY 12550

Nolfo, Lori Patricia
✓ 73 Sunken Meadow Rd.
Ft. Salonga, NY 11768

✓ Davidson, F. Audrey
74 Kingswood Gardens
New Windsor, NY 12550

✓ Ennis, Evelyn B.
Kingswood Gardens
810 Blooming Grove Tpke.
Unit 7B
New Windsor, NY 12550

✓ Cummings, Thomas
78 Kingswood Gardens
New Windsor, NY 12550

✓ Barbieri, Gerard & Agnes C.
79 Kingswood Gardens
New Windsor, NY 12550

✓ Lenahan, Hugh H. & Margaret N.
56 Kingswood Gardens
New Windsor, NY 12550

✓ Flint, Rose L.
57 Kingswood Gardens
New Windsor, NY 12550

✓ Bloom, Daniel J. & Peter E.
PO Box 4323
New Windsor, NY 12550

✓ Gillespie, Charlotte &
✓ Childress, Dolores
53 Kingswood Gardens
New Windsor, NY 12550

* Finkelstein, Sylvia
50 Kingswood Gardens
New Windsor, NY 12550

✓ Schmid, Robert M.
13A Timber Ridge
Highland Mills, NY 10930

✓ Crill, Timothy J. &
Palladino, Laura A.
64 Kingswood Gardens
New Windsor, NY 12550

✓ Whalen, Ann L.
65 Kingswood Gardens
New Windsor, NY 12550

Newman, Ruth
✓ 60 Kingswood Gardens
New Windsor, NY 12550

✓ Ruggiero, Josephine
58 Kingswood Gardens
New Windsor, NY 12550

✓ Strokirk, Edward & Jennie
59 Kingswood Gardens
New Windsor, NY 12550

✓ Duff, Michael & Elizabeth
471 Wolf Hill Rd.
Dix Hills, NY 11746

Messina, Nancy
✓ 62 Kingswood Gardens
New Windsor, NY 12550

✓ Negus, George W. & Edna F.
63 Kingswood Gardens
New Windsor, NY 12550

Salonsky, Ethel
40 Kingswood Gardens
New Windsor, NY 12550

Antonucci, Camile
Welsh, Roseann
69 Harth Drive
New Windsor, NY 12550

✓ Kirson, Joseph & Belle
36 Kingswood Gardens
New Windsor, NY 12550

✓ Bauer, Leonard & Alice
3 Regimental Place
New Windsor, NY 12550

✓ McKeegan, James J. & Helen A.
34 Kingswood Gardens
New Windsor, NY 12550

✓ Pirhala, Roy T.
35 Kingswood Gardens
New Windsor, NY 12550

✓ Berean, Laurine R. &
Bradley, Mary E.
47 Parade Place
New Windsor, NY 12550

✓ Germanine, Italia 103 Kingswood Gardens New Windsor, NY 12550	✓ Vaccaro, Rosalie 90 Kingswood Gardens New Windsor, NY 12550
✓ Benedict, Clarence B. & May F. 88 Kingswood Gardens New Windsor, NY 12550	✓ Chrinian, Gerard 91 Kingswood Gardens New Windsor, NY 12550
✓ Gambetta, Ida & Rafanelli, Marie 89 Kingswood Gardens New Windsor, NY 12550	✓ Kelly, Agnes G. 94 Kingswood Gardens New Windsor, NY 12550
✓ Perry, Joseph A. & Sylvia 84 Kingswood Gardens New Windsor, NY 12550	✓ Lease, John J. III & Mariko 95 Kingswood Gardens New Windsor, NY 12550
✓ Mason, Joan M. 85 Kingswood Gardens New Windsor, NY 12550	✓ St. John, Jean M. 72 Kingswood Gardens New Windsor, NY 12550
✓ L'Angelo, Thomas & Vincenza 82 Kingswood Gardens New Windsor, NY 12550	✓ Santacroce, Lorraine 73 Kingswood Gardens New Windsor, NY 12550
✓ Cavalari, John R. & Frances M. c/o John Cavalari Route 94, RD #2 Newburgh, NY 12550	✓ O'Dea, William & Margaret E. 68 Kingswood Gardens New Windsor, NY 12550
✓ Smith, Linda F. & Sloat, Susan E. c/o Bessie Nelson 86 Kingswood Gardens New Windsor, NY 12550	✓ Cook, Joseph J. & Catherine 69 Kingswood Gardens New Windsor, NY 12550
✓ Stelz, Shirley 50 Hudson Drive New Windsor, NY 12550	✓ Mancinelli, Anthony & Carmella 66 Kingswood Gardens New Windsor, NY 12550
✓ McLoughlin, Michael & Margaret 96 Kingswood Gardens New Windsor, NY 12550	✓ LeCrann, Alain & Leda C. 67 Kingswood Gardens New Windsor, NY 12550
✓ Geraci, Peter S. & Villano, Florence N. 28 Baldwin Dr. Wappingers Falls, NY 12590	✓ MacFarland, Jayne A. 70 Kingswood Gardens New Windsor, NY 12550
✓ Diaz, Mary L. 92 Kingswood Gardens New Windsor, NY 12550	✓ Spagnola, Marie 71 Kingswood Gardens New Windsor, NY 12550
✓ Swanson, Karl S. 93 Kingswood Gardens New Windsor, NY 12550	✓ Karp, Ronald A. & Rochelle 58 Runnymede Rd. Berkely Heights, NJ 07922
	✓ Conklin, Jennie M. 81 Kingswood Gardens New Windsor, NY 12550

Cennamo, Daniel & Virginia 3 Kingswood Gardens New Windsor, NY 12550	✓ Stauch, Henry C. & Helen 113 Kingswood Gardens New Windsor, NY 12550
Weiner, Sylvia 4 Kingswood Gardens New Windsor, NY 12550	✓ Cornell, Eileen M. 22 Seneca St. Sidney, NY 13838
✓ Conyea, Minnie E. 1 Kingswood Gardens New Windsor, NY 12550	✓ Honold, Mary Lou & Carolyn G. 109 Kingswood Gardens New Windsor, NY 12550
✓ Cardullo, Frank 2 Dorothy Ct. Farmingdale, LI, NY 11735	✓ Pidhorodecky, Olga ETAL 7767 Cloverfield Circle Boca Raton, FL 33433
✓ DeLatorre, George & Lorraine 5 Kingswood Gardens New Windsor, NY 12550	✓ Jeffrey, Mary C. Kingswood Gardens 810 Blooming Grove Turnpike Unit 107 New Windsor, NY 12550
✓ Newman, Thomas & Muriel 6 Kingswood Gardens New Windsor, NY 12550	✓ Zieger, Marie 110 Kingswood Gardens New Windsor, NY 12550
✓ Toma, Erino & Madeline 16 Kingswood Gardens, New Windsor, NY 12550	✓ Perry, Jeffrey A. Continental Road PO Box 604 Cornwall, NY 12518
✓ Swanson, Kenneth G. & Lillian M. 17 Kingswood Gardens New Windsor, NY 12550	✓ Cammarata, Biagio & Grace 104 Kingswood Gardens New Windsor, NY 12550
✓ Neumetzger, Lothar & Beverly 29 Susan Dr. Newburgh, NY 12550	✓ DiBitetto, Grace & Thomas 105 Kingswood Gardens New Windsor, NY 12550
✓ Wasilewski, Nicholas M. & Rose L. 9 Kingswood Gardens New Windsor, NY 12550	✓ Clark, James & Elizabeth 4 William St. Harrington Park, NJ 07640
✓ Mascitelli, Alfred & Elizabeth 10 Kingswood Gardens New Windsor, NY 12550	✓ DeCrosta, Liberato & Isabelle 98 Kingswood Gardens New Windsor, NY 12550
✓ Selemon, Bernadine 14 Kingswood Gardens New Windsor, NY 12550	Knapp, Joyce 37 Roe St. Newburgh, NY 12550
✓ Smith, William H. 12 Culver Dr. New City, NY 10956	✓ Sotland, Adele & Reisenberg, Marion c/o A. Sotland 17 Hearthstone Way New Windsor, NY 12550
✓ Manley, Maureen A. 112 Kingswood Gardens New Windsor, NY 12550	

✓ Tribuzio, Filomena &
Vanderessen, Adele
39 Kingswood Gardens
New Windsor, NY 12550

✓ Slave, Richard
505 Parkdale Mews
Venice, Fla. 33595

✓ Ibriq, Laura
Island Club Apt. HPH2
770 South Federal Highway
Pompano Beach, Fla. 33062

* Cavalari, Agnes *See pg 1*
Box 276
Vails Gate, NY 12584

✓ Salomon, Iris
8 Warren Lane
Jericho, NY 11753

✓ Smith, Louise
42 Kingswood Gardens
New Windsor, NY 12550

✓ Civitano, Sr. Frank J. & Jean
43 Kingswood Gardens,
New Windsor, NY 12550

✓ Leonard, Angelo & Gerdi
46 Kingswood Gardens
New Windsor, NY 12550

✓ Levine, Jules P. & Marion
2 Park Place
Newburgh, NY 12550

✓ Valenti, Anthony A. & Marie A.
32 Kingswood Gardens
New Windsor, NY 12550

✓ Pesavento, Veronica A.
33 Kingswood Gardens
New Windsor, NY 12550

✓ Rogers, Howard P. & Sue H.
Unit 28 Kingswood Gardens
810 Blooming Grove Turnpike
New Windsor, NY 12550

✓ Jesse, Earl & Hazel V.
29 Kingswood Gardens
New Windsor, NY 12550

✓ Coviello, Alex & Genevieve
Frozen Ridge Road
Newburgh, NY 12550

✓ Torelli, Linda
Unit 15F Kingswood Gardens
810 Blooming Grove Turnpike
New Windsor, NY 12550

✓ Miller, Donald &
Zawada, Elsa
30 Kingswood Gardens
New Windsor, NY 12550

✓ Kelly, Albert B. & Myrene B.
Valeria 24 Furnace Dock Road
Peekskill, NY 10566

✓ Fenton, Thomas J.
24 Kingswood Gardens
New Windsor, NY 12550

✓ Salvaggio, Anna
25 Kingswood Gardens
New Windsor, NY 12550

✓ DiPino, Gennaro
20 Kingswood Gardens
New Windsor, NY 12550

✓ McCracken, William John
21 Kingswood Gardens
New Windsor, NY 12550

✓ LoPresti, Emil & Rose
18 Kingswood Gardens
New Windsor, NY 12550

✓ Wolpe, Judel & Miriam
19 Kingswood Gardens
New Windsor, NY 12550

✓ Thompson, Albert F.
22 Kingswood Gardens
New Windsor, NY 12550

✓ Maiorino, Irma L. & Joseph
23 Kingswood Gardens
New Windsor, NY 12550

Nash Castro
Executive Director



August 10, 1989

Mr. and Mrs. Edward Tanner
Forge Hill Country Furniture
815 Blooming Grove Turnpike
New Windsor, New York 12550

Dear Ted and Jane:

This merely will confirm my position, expressed at the work session of the New Windsor Town Board on June 20 and repeated this morning to you and, in your presence, over the telephone to Bruce Fullem, of the Field Services Bureau in the Office of Parks, Recreation and Historic Preservation, that I find no reason, from the standpoint of Knox's Headquarters State Historic Site, to impede your proposal to put the addition we have discussed at length several times on the rear of the 1965 structure currently occupied by your business, Forge Hill Country Furniture, at the above address.

Specifically, it should be noted that the immediate location to be occupied by the proposed addition was disturbed extensively by various drainage excavations in 1982. As agreed during an inspection of both your property and Don Gordon's last December 12 in company with both of you, Don Gordon, Chuck Fisher, of the Archeology Unit of OPRHP's Bureau of Historic Sites, Ed Lenik, your archeological consultant, and a number of others, the potential of that particular location on your present property for productive archeological investigation already had been lost.

It does not presently appear that the proposed addition, in and of itself, will have an adverse visual impact upon Knox's Headquarters State Historic Site, nor should it generate any problem for us in regard to surface water drainage; however, it also is understood that:

1. The addition to your current building is Phase I of your intended project to develop an entire site comprised of your present property and a further major parcel you are about to purchase from Don Gordon;
2. Questions pertaining to screening that may be necessary for the entire project will be addressed as part of more comprehensive proposals, which also will cover surface water drainage, to be embodied in your Phase II site plan submission to the New Windsor Town Planning Board;

Mr. and Mrs. Tanner

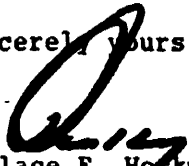
August 10, 1989

3. Therefore, the privilege to comment before the Town Planning Board upon screening, surface water drainage arrangements, and other related matters involving the whole project must be reserved until your Phase II proposals can be reviewed by our staff.

As I have indicated, we would be happy to expedite the process by consulting cooperatively with you at any time to assure your Phase II proposals meet our concerns for the preservation of the integrity of the Knox's Headquarters State Historic Site property and our program there.

The letter from Brian Gilmartin you mentioned arrived in this afternoon's mail. I have dictated a brief reply, telling him I will be pleased to receive, at his convenience after he returns from vacation, a draft of the device we agreed upon on June 20 that will limit future use of the access road over our property arising from rights reserved by Dwight Beech et ux in their 1918 deed to the Knox's Headquarters Association.

Sincerely yours,


Wallace F. Workmaster
Regional Historic
Preservation Supervisor

cc: Nash Castro
Jim Gold
Dave McCoy
John Clark
Tom Ciampa
Paul Huey
Chuck Fisher
Bruce Fullem
George Green
Brian Gilmartin
Sue Smith
Leigh Jones

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, NY. on 13 SEPTEMBER 1989 at 7:45 p.m. (or as soon thereafter as may be heard) on the approval of the proposed PHASE I SITE PLAN for Jane A. Tanner, consisting of an addition to the existing building located on the south side of Route 94, 200'+/- west of Forge Hill Road (Forge Hill Country Furniture Store).

A map of the proposed Site Plan is on file and may be inspected at the Building Inspectors Office, Town Hall, 555 Union Avenue, New Windsor, NY, prior to the Public Hearing

Dated: 28 August 1989

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

Carl Schiefer
Chairman

BY MR. GREVAS: Correct.

BY MR. VAN LEEUWEN: Add that to my motion.

BY MR. SCHIEFER: On the condition that the easement for the water line be included before we sign it, motion stands amended. Any other comments? If not, we will have a vote on the lot line change of Tanner.

ROLL CALL:

MR. SOUKUP:	Aye.
MR. VAN LEEUWEN:	Aye.
MR. LANDER:	Aye.
MR. SCHIEFER:	Aye.

TANNER SITE PLAN: 88-10

Mr. Elias Grevas came before the Board presented the proposal.

BY MR. GREVAS: The difference now is that the lot line change is out of the way. Originally, well, what I am saying is now this plan applies because without this lot line over here, the reason is I didn't have enough room for the building addition without having to go for a variance and that we did have a preliminary meeting with the Zoning Board of Appeals and right in the middle of that whole process, the zoning change was approved by the Town Board. So that changed the whole picture here. What we have now is a building addition to the existing Forge Hill Country Furniture Store to the rear and what I'd like to do, if I may, is ask Coleman Binum, the architect who prepared the rough layouts of the building elevations drawings, to show what the building addition will look like, since it is attached to this. I think this is one of the prettier buildings in the town.

BY MR. VAN LEEUWEN: Is the driveway going to be blacktop?

BY MR. GREVAS: Yes.

BY MR. BINUM: This is facing 94, so this is looking at the side.

BY MR. SOUKUP: One of the half stories, what does that include, a loft?

BY MR. GREVAS: Living area above.

BY MR. BINUM: There is a basement which is for storage space, retail storage space. The main level, which is an upper level is a small, strictly for the use of the two retail spaces above.

BY MR. SOUKUP: And you have first floor sales then you have a loft or office space?

BY MR. BINUM: That is this part.

BY MR. VAN LEEUWEN: How big is this building going to be?

BY MR. GREVAS: Here are the dimensions.

BY MR. SCHIEFER: 43 by 38.

BY MR. BINUM: About 4400 square feet counting all the living space.

BY MR. GREVAS: I have the square footage.

BY MR. BINUM: The footprint is around 1700 square feet, 1600, and 1,170 on the upper top level.

BY MR. GREVAS: The basement and the first floor, that doesn't count because that is for storage, the retail space.

BY MR. BINUM: 1600 plus that which is 1170.

BY MR. SOUKUP: There is no loft?

BY MR. BINUM: It is a second level. That is like a Cape Cod.

BY MR. SOUKUP: It is a living space?

BY MR. GREVAS: The Tanners are going to live up there. It is tied into the existing.

BY MR. SCHIEFER: Do you have any comment, Mark?

BY MR. EDSALL: Comments here.

BY MR. GREVAS: There are a couple I think that the easy ones, Mark, if you check me on this, your comments concerning the internal parcel lines basically was handled by the lot line change earlier.

BY MR. EDSALL: Yes.

BY MR. GREVAS: The parking requirements, the net sales area, we use gross building square footage. You have no objection to those values being used, but that the applicant should be advised that they are restricted to the sales area. We can't put any other sales area than what we have indicated.

BY MR. EDSALL: The percentage of, I believe the gross to the net, was a little less than we normally do, but if that is what you are using, that is what you are using.

BY MR. GREVAS: Now, are you saying I didn't provide any further residential?

BY MR. EDSALL: It is not on the tail and I would assume you need the two normal for residential which would put you up to 26 required, so you'd be short one and I don't see what you are doing for the existing which is another topic all together, that existing stone house.

BY MR. GREVAS: Yes, I wanted to get to that one. I thought that I had counted those in. If I have not, then I will do so. Handicap spaces, what I did was I put the walkway in front of the spaces and brought it around the building. The entry would be in the front of the spaces as can be seen from this plan here. Do you feel that is satisfactory, either of you feel as --

BY MR. EDSALL: It is maybe on the plan that is fine. It would only be a problem if the entrances were all on the front of the building.

BY MR. SOUKUP: I think that is what he said.

BY MR. GREVAS: On the side to the west.

BY MR. SOUKUP: Until the front of the existing building or on the proposed addition?

BY MR. GREVAS: These openings over here. Now, number five, there is an existing one and a half story house on the property which is currently vacant as part of the continuation of this site plan. I don't know if the Board remembers, but a long time ago we submitted a sketch site plan together before the Town Board on the zone change request that showed the use of that building as one of the commercial uses. It will not be used as a residence because it is -- that won't be permitted in the zone. It is vacant right now.

BY MR. EDSALL: The building is to remain vacant?

BY MR. GREVAS: Until such time as we come back and tell you what we are going to do as a permitted use in the C zone.

BY MR. VAN LEEUWEN: It will remain vacant?

BY MR. GREVAS: Yes, until we come up with a use consistent with the C zone. Okay, you want details of parking spaces, typical sidewalk, typical curb and paving and so forth, right?

BY MR. EDSALL: That is so we can properly review it once it is constructed.

BY MR. SCHIEFER: Item number seven has been addressed.

BY MR. GREVAS: Item number eight, I don't exactly know how to handle it because the Town Board took lead agency when they did the zone change on all of the items. The zone change, the lot line change and if there were any subdivision requirements that too, which there aren't in this case.

BY MR. VAN LEEUWEN: We can duplicate.

BY MR. EDSALL: I don't think it is under the Town Board's jurisdiction to take the lead agency on a site plan review when they are doing a zone change. That might have been a misinterpretation.

BY MR. SOUKUP: Did they make it a coordinated review with the State D.E.C.?

BY MR. GREVAS: Yes.

BY MR. SOUKUP: Submitted a long form EAF?

BY MR. GREVAS: I did.

BY MR. SOUKUP: And the resolution that they passed, did that say site plan as well?

BY MR. GREVAS: Yes. I gave you a copy.

BY MR. SOUKUP: Then they are the lead agency.

BY MR. EDSALL: The town Planning Board took lead agency before they did, so then it becomes a battle of who took it

first. I suggest that to protect the applicant, you continue what you already started and go through the SEQRA process.

BY MR. VAN LEEUWEN: As lead agency, we will declare a negative declaration.

BY MR. EDSALL: For site plan review only. I will second that motion.

BY MR. SOUKUP: My reading of the resolution is they didn't take lead agency on the site plan, so they took lead agency on the zoning change.

BY MR. EDSALL: That is my understanding.

BY MR. SCHIEFER: We have already taken lead agency previous so we are covering with a negative declaration portion.

BY MR. EDSALL: We did coordinate it as I recall with the --

BY MR. SOUKUP: I am concerned that the state has adequate notification with respect to Knox, if they find out after the fact that we have a problem, then it becomes the applicant's problem.

BY MR. GREVAS: I can tell you that the state was in on every meeting that we had with the Town Board.

BY MR. SOUKUP: I was going to suggest that the site plan and the review comments be sent to the state for their information and concern and just to let them know that we have notified them that the site plan is under consideration and tell them it will be on the next agenda and give them a chance to comment.

BY MR. GREVAS: I can tell you right now and confirm that in writing the state has been there, we have done excavations all over the site and they were in on all the meetings.

BY MR. EDSALL: When we, I believe that is what I was starting to ask, Lou, we started a coordinated review on this quite a long time ago. I did a two page letter from the state office of Parks, Recreation and Historic Preservation that lists -- they have it broken down into three items which the gist is in order to complete our review, the following information is necessary. My question is was a lot of this gone over, this specific information with them?

BY MR. GREVAS: Very specifically, Mark, as a matter of fact, our last meeting before the Town Board after which they passed that resolution that I handed out earlier was held in June or early July, at which time Wally Workmaster was there and a couple of different other people from there and we sat down. First meeting I attended with Wally Workmaster and all the people was 6 February, 1989. We got letters from the Palisades Interstate Park Commission, Parks and Recreation, as a result of that an archeologist was brought in. They did excavations all over the site on two separate occasions. Number one, where the preliminary excavations and the final excavations were made, the Town Board was finally advised after our last meeting, I think, at the end of June, what was the date of that meeting? Anyway, we met there and they agreed with the Town Board that they had no objections to proceeding and the only ticker they had was that some day when we do the large site plan, we get into the rear of the property, they want to see that and we said naturally, because that is part of the planning process. So that is where we are at and if you want that confirmed in writing by either the Supervisor of the town or by Mr. Workmaster of the Palisades Park Commission, I can do that, but that has been done.

BY MR. EDSALL: I have a problem with one thing. We have a letter as late as June 26, '89 to the Town of New Windsor Planning Department which accompanies the May 3, '88 letter which still asks for items impacting the Knox Headquarters with regard to visual effect and so on. So, I am not --

BY MR. GREVAS: Visual effect that is why they wanted us -- this is why they wanted us to show them or tell them when we came in for site plan for the remainder of the site, the addition. In fact, I stood right in Reiss' office and said to Mr. Workmaster, do you have any objection to the phase one site plan? He said not at all.

BY MR. EDSALL: Since it is a Type I action, we should get something formal, otherwise an approval granted by this Board can be turned over because we didn't proceed with SEQRA properly.

BY MRS. TANNER: I spoke with George Green this afternoon and asked him if he needed to bring any kind of signed certificate to this effect and he said no, that he was up in the big room if you had any problem, that all that was taken care of.

BY MR. GREVAS: Well, now in order, if you want to settle the question now, you want us to go up and get George, we can do

that, or --

BY MR. EDSALL: I don't see how the Town Board took SEQRA position and made a SEQRA determination on a Planning Board site plan review. I just have never seen it done. I don't think that would be their intent. I don't think they would have made a planning determination.

BY MR. GREVAS: The Environmental Assessment form is on file with the town and says Jane A. Tanner and Alan J. Kroe zone change request, Jane A. Tanner lot line change site plan. That was the information that was presented and that was part of the record and that is what they used and got approval on and that is in their resolution. It says that, does it not?

BY MR. SOUKUP: Not in the beginning of the resolution. It says they refer only to zoning change and then further on when they make the decision they lump together the items you just listed, but they didn't take the lead agency with respect to all those items at the beginning of the proceedings. Maybe an error in transcribing. I have no idea.

BY MR. GREVAS: How do you want us to handle it?

BY MR. SOUKUP: I think the letter dated June is fairly recent. It should be resolved and something in writing from that person that he is satisfied and resolved and that may end all the questions. If that is an outstanding item, it should be resolved.

BY MRS. TANNER: That pertains to the second phase, not to the addition?

BY MR. GREVAS: It is not clear.

BY MR. SOUKUP: Unless you had building elevations to show at the zoning change meetings, I don't know if you did, unless you had those to present as part of your evidence, I don't know how they can make a visual determination.

BY MR. GREVAS: We did show them these drawings during those meetings.

BY MR. SOUKUP: I don't know that this Board was ever noticed to the hearing that we could attend.

BY MR. EDSALL: Is the concern here because of timing of the delay in getting an answer, because of timing?

BY MR. GREVAS: That is part of it. See, the problem here is Mark knows it, the Tanners live in Cornwall. They are converting their property there to another use. They wish to move to this site. Before they can do that, it has to be built, so we have to go along with that now. I am looking at Mark's comments. Number ten on, well, there are two comments. I have to look at number one is the one where he requests the details on typical parking spaces, sidewalks, curbing, paving, etc., and number ten, the determination on whether or not a public hearing will be necessary or whether that can be waived. Now, the questions are twofold. If I am to add those items that Mark requests on the site plan and then be set up for a public hearing, then I can get all of those items squared away with the Town Board prior to the hearing. If the Board wishes to waive a public hearing on this building addition and make it a condition on the details being added to the plan, then I would have to get that issue squared away tonight.

BY MR. EDSALL: One comment that I had not picked up in here and we were just discussing it with a residential living quarters on site, this is a special permit use for the C zone which requires public hearing so we can waive it for the site plan, but you'd still have to have a public hearing if you wanted the residential living quarters. The public hearing is going to be mandatory.

BY MRS. TANNER: I asked that question a year ago, if there were any other use variances.

BY MR. SOUKUP: Special permit before this Board.

BY MR. GREVAS: That is part of the public hearing process.

BY MR. SOUKUP: It is something that requires a hearing be held. It can't be waived.

BY MR. GREVAS: In that instance then --

BY MR. VAN LEEUWEN: Why don't we set them up for a public hearing at the next meeting?

BY MR. SCHIEFER: I think we can set up a public hearing and that gives Lou a chance to resolve everything and we will get the --

BY MR. VAN LEEUWEN: It has to go to Orange County Department

of Planning.

BY MR. GREVAS: County saw the original sketch site plan a year ago or better. I have a letter from the County Planning Department that actually it is on the zone change request, so maybe what we ought to do is make sure that they know it is site plan.

BY MR. SOUKUP: You have got to add the water line easement to there.

BY MR. SCHIEFER: I think we are not going to vote on it tonight and Mark, what you are saying is we need a special permit for the residence. We have to have a public hearing, I assume. You do want the residential thing based on what I am hearing, so we will set up a public hearing as soon as we can to try to get it at the next meeting.

BY MR. GREVAS: We won't be able to get it at the next meeting because of the advertising.

BY MR. TANNER: We have been waiting two and a half years and I am going to be out of my house within a month.

BY MR. SCHIEFER: We require that much notification.

BY MR. GREVAS: Are there any objections to the position or the size of the buildings so that he can -- is it possible to get a permit for the foundation, the foots, the foundation and get that up to ground level?

BY MR. VAN LEEUWEN: This thing has been in the fire for at least a year and a half.

BY MR. TANNER: Two and a half.

BY MR. VAN LEEUWEN: At least a year and a half. I don't see any problem.

BY MR. BABCOCK: We really hesitate to do that only for the fact that we like to have a complete set of plans which are mixing occupancies and a type of building, Type 5 construction, there is a lot of questions that has got to be answered, whether the building has to be brought up to code completely, there is a lot more to that than meets the eye. Just slapping an addition up.

BY MR. GREVAS: Provided that the drawings, this is an

architect. If you have the drawings and everything you need.

BY MR. VAN LEEUWEN: As long as it is as you say. Do you have any problem putting a foundation in?

BY MR. BABCOCK: No.

BY MR. GREVAS: If I may request --

BY MR. BABCOCK: It should be noted if that happens it is at their own risk in case there is a potential problem and you don't have approval.

BY MR. TANNER: Will you give us the specifications that you need to adhere to?

BY MR. GREVAS: Coleman takes care of that. I'd request if at all possible to come back before the Board at the public hearing at the earliest possible, if I may.

BY MR. EDSALL: Pick your time when you get advertisement ready, because it is open.

BY MR. VAN LEEUWEN: Do you have any problem waiting 90 days?

BY MR. GREVAS: Which 90 days is that? When does that start?

BY MR. EDSALL: Now or at the public hearing. That 90 days becomes debatable since you were sent for a zone change, we probably should have asked you at that time, which may have expired already.

BY MR. GREVAS: Do you have any objection to the waiver of that?

BY MRS. TANNER: No.

BY MR. SCHIEFER: You get to us as soon as you have your notification. We will schedule the public hearing as soon as possible because otherwise it is going to be -- you won't even have the permission for the residential thing.

BY MR. GREVAS: I have a list of owners that we had obtained for the Zoning Board of Appeals, it is much longer than your standard note for site plan. Can I have your permission to use part of that list as the mailing, rather than go back to the assessor and get another list which will also take me another week? It is a total list and we just got it, it is

just --

BY MR. VAN LEEUWEN: How old is the list?

BY MR. SCHIEFER: You said you were going to use part of the list? If you use the total list, there is no problem.

BY MR. GREVAS: Total list is 500 feet. There is 135 names on it.

BY MR. SOUKUP: If you infringe on them within the 300 you are going to have to notify the same 135.

BY MR. GREVAS: It is across the street.

BY MR. SOUKUP: If the property, if a piece of the property is within 300 feet, you are going to have to notify them all anyway.

BY MR. TANNER: We can't notify the association?

BY MR. SOUKUP: No, you have to notify individually. We didn't adopt the revised law on certified letters for notices allowing --

BY MR. EDSALL: That was discussed but no change was made. The Town Board is considering it.

BY MR. GREVAS: Thank you.

DUFFER'S HIDEAWAY:

Daniel Bloom, Esq. and Paul Cuomo came before the Board presenting the proposal.

BY MR. BLOOM: My name is Dan Bloom. I have been retained by Mr. Impellittiere to represent him at the meeting, I am at a slight disadvantage not having been here at the prior meetings, but to familiarize myself with what has gone on, the history of the matter, I have reviewed the prior minutes, at least as many as they were able to obtain, and present to my office. After reviewing those minutes, and by the way, I will defer to Paul in a few minutes with respect to the details of the plans which are before you and they will have to be taken into consideration in conjunction with Mr. Edsall's comments. In reviewing the minutes it became apparent to me that there were some very serious reservations on the part of the various members of the Board concerning safety to wildlife, concerning



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MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Tanner Site Plan (Phase I)
PROJECT LOCATION: Route 94
PROJECT NUMBER: 88-10
DATE: 9 August 1989
DESCRIPTION: The Applicants have submitted a plan for an addition to the existing retail store, with associated site improvements. The plan was most recently reviewed at the 11 January 1989 Planning Board Meeting.

1. The Board may recall that this Application is the first phase of the development of a multi-structure retail store complex which was previously reviewed by the Board during May 1988. This area was previously in the R-4 Zone and, to my understanding, has been re-zoned to "C".

2. The last plan submitted does not indicate "parcel lines" for the property of this site plan application. It is my understanding that the overall property consists of several parcels. The Applicant should make it clear to the Board if the parcels are all being combined for this Application. In addition, the plan should be provided with a complete bulk table indicating compliance with the minimum requirements of the "C" zone.

3. With regard to the parking requirements as indicated on the plan, the "net" sales area, as indicated, appears low relative to the gross building square footage. However, for this phase of the project, I have no objections to these values being used. The Applicant should be advised that they are restricted to the indicated sales area.

The Board should also note that the plan indicates a second floor residential use. If this is approved, parking must be provided for this residential use in addition to the sales parking spaces.

4. The handicapped parking spaces have been provided at the rear of the building. It should be determined where the location of the store entrances are proposed, to determine if the location of the handicapped parking spaces is acceptable.

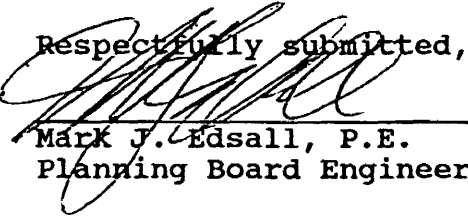
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Tanner Site Plan (Phase I)
PROJECT LOCATION: Route 94
PROJECT NUMBER: 88-10
DATE: 9 August 1989

-2-

5. The site also contains an exiting 1 1/2 story stone house to the southeast. The use of this structure should be discussed since the "C" zone only allows for living quarters for one family within each permitted commercial building, this existing house could not be continued as a residential use. The intended use should be clarified on the plan.
6. As previously requested in other review comment sheets, the plans should include details of site improvements (i.e. typical parking space, typical sidewalk, typical curb, paving, etc.).
7. This site plan should not be considered for approval until the lot line change has been approved.
8. The Board should note that they took Lead Agency position under the SEQRA review process for the site plan application on 11 January 1989. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
9. The Board should require that the Applicant or their authorized representative waive the ninety (90) day deadline for Board action.
10. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
11. Submittal of this plan/application to the Orange County Planning Department will be required.
12. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

tanner2



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88-10 5/p

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor

P/B # 87-76

WORK SESSION DATE: 7-6-89

REAPPEARANCE AT W/S REQUESTED: No

APPLICANT RESUB.
REQUIRED: Yes new plan

PROJECT NAME: Tanner 4/2 & Site Plan

COMPLETE APPLICATION ON FILE NEW OLD X

REPRESENTATIVE PRESENT: EDG

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
P/B ENGR. X
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show continued flow for rear residence.
- need proof of zone change
- eliminating frontage
- show zone line
- need SEQR for T/B
- approval box

Possible
7/26/89
agenda
both sp & 4/2



Louis Heimbeck
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTork, Deputy Commissioner

May 31, 1989

The Hon. George A. Green, Supervisor
Town of New Windsor Town Board
555 Union Avenue
New Windsor, New York 12550

RE: Tanner/Forge Hill Country Furniture, Inc.
NYS Route 94 and Forge Hill Road
a. Use Variance
b. Zone Change, Site Plan Application, and Lot Line Change
Our File Nos. NWT 14-89 M and NWT 15-89 M & N

Dear Supervisor Green:

We have reviewed the various applications submitted by Jane Tanner/Forge Hill Country Furniture, Inc. and offer the following comments:

1. Use Variance: Denied; in lieu of Zone Change- from R-4 (Suburban-Residential) to C (Design Shopping).
2. Zone Change: We support the rezoning of the subject area. Overall, the surrounding uses are commercial in nature.
3. Lot Line Change: No objections.
4. Site Plan: a. Building "F" is not included in the parking calculations.

CC: M.E.

The Hon. George Green

-2-

4. Site Plan (cont.)

- b. Additional landscaping is required between the property and Knox's Headquarters.
- c. The architectural style of the new structures should be similiar to the existing structures.


If you have any questions, please don't hesitate to call.

Very truly yours,



Peter Garrison
Commissioner of
Planning & Development

Reviewed by:


Cheryl Mergo
Planner

CAM:cm

cc's: ✓ Mr. Karl Schiefer, Town of New Windsor Planning Board
Mr. James Nugent, Town of New Windsor ZBA



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ALBERT E. DICKSON
REGIONAL DIRECTOR

FRANKLIN E. WHITE
COMMISSIONER

Date: 5/19/89

To: Town Of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12550.

Re: "Tanner/Forge Hill Country Furniture Inc.
Zone Change Site Plan"
New Windsor, Orange County

☒ This department has no objection to the Planning Board
of the Town of New Windsor being the lead agency for this
action.

☐ We have reviewed the Environmental Assessment Form (EAF) and
find the estimated number of vehicular trips to be reasonable.

☐ If a draft environmental impact statement is prepared for the
proposed project, please forward one to us for review.

☒ Please be aware that a state highway work permit will be required
for any curb cuts onto Route 94. Application and final site
plan should be forwarded to this department's local residency
office, as soon as possible, to initiate the review process.

☒ Other: The estimated number of vehicular
trips to be generated by the
proposal appears low.

Very truly yours,

DOUGLAS G. DRUCHUNAS
Civil Engineer II (Planning)

By

Adefemi Apara
Transportation Analyst

DGD:AA:ak

CC: M.E.

MAY 25 1989 (m)

Planning Board

This is to certify that this document is a true copy
of same, as filed in my office.

18

13 07 meeting

7/5/89

Signed:

Pauline J. Townsend

Town Clerk

RE: RESOLUTION AMENDING ITEM #6-6/21/89 TOWN BOARD MEETING
STATEMENT OF NEGATIVE DECLARATION UNDER SEQ
TANNER/GORDON - ROUTE 94/FORGE HILL ROAD

MOTION BY Councilwoman Fiedelholz

SECONDED BY Councilman Spignardo

That the Town Board of the Town of New Windsor adopt the
following Resolution:

WHEREAS, the Town Board of the Town of New Windsor has determined
after review of the completed archeological survey and passage of
the 30 day period for comments by interested parties regarding
the TANNER/GORDON and ALAN J. KROE proposals for a change of
zoning located on Route 94, that said zoning change will have no
significant effect on the environment; and

WHEREAS, Lead Agency for such project has been designated as the
Town Board of the Town of New Windsor whose address is Town Hall,
555 Union Avenue, New Windsor, New York; and

WHEREAS, the person to contact for further information is
Supervisor George A. Green, whose mailing address is Town Hall,
555 Union Avenue, New Windsor, New York, (914) 565-8800; and

WHEREAS, the proposed applicant requests a zoning change from R-4
(single-family residential) to C (design-shopping); and

WHEREAS, the applicant, TANNER/GORDON has heretofore presented to
the town, a proposed site plan for a retail store complex and
said plan may require a subdivision and/or boundary line change;
and

WHEREAS, the applicant desires to resolve the issues of
environmental impact at this time for the proposed zoning change,
site plan approval process, and any subdivision and/or boundary
line change providing the said plans are substantially the same
as the plans presented to the Town Board; and

WHEREAS, the Town Board agrees to accept the present
Environmental Assessment Form and archeological survey as
substantial completion of the SEQ process pursuant to Part 617
of the Regulations; and

WHEREAS, the proposed change of zoning, site plan, subdivision
and/or boundary line change will not violate any of the criteria
for determining environmental significance as set forth in Part
617 of the Regulations; and

It is hereby RESOLVED:

That the Town Board of the Town of New Windsor finds that neither
the proposed Zoning Change from R-4 to C in the area of Route 94
known and designated on New Windsor Tax Map as Section 65, Block

2, Lots 33.11, 33.22, 33.6 and Section 70, Block 1, Lot 45 nor the site plan, subdivision and/or boundary line change on Section 65, Block 2, Lots 33.11, 33.22 and 33.6 will have an impact on the environment and hereby declares a negative declaration for environmental purposes.

And, it is finally RESOLVED:

That the Town Board of the Town of New Windsor hereby adopts the amendment to the Zoning Local Law, Chapter 48, Section 48-5 (Zoning Map), said local law to be known as Local Law #6-1989.

ROLL CALL: All Ayes

MOTION CARRIED: 5-0

Town Board Agenda: 07/05/89.

(TA DOC DISK#9-112086.EXT)



New York State Office of Parks, Recreation and Historic Preservation
The Governor Nelson A. Rockefeller Empire State Plaza
Agency Building 1, Albany, New York 12238-0001

June 26, 1989

Town of New Windsor Planning Department
555 Union Avenue
New Windsor, New York 12550

Dear Sir/Madame:

Re: SEQR
Tanner Development Site
New Windsor, Orange County

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). As the state agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation programs, we would like to offer the following comments on your project.


Based upon a review of the Cultural Resource Management Report, the OPRHP recommends Stage II investigation for the immediate area surrounding each of the three standing structures to evaluate the potential for contributing archaeological data associated with settlement and historic activities.

In addition, the OPRHP has previously requested additional information to assess this project's impact on Knox Headquarters. We would appreciate an opportunity to comment on visual impact. Please refer to the attached 5/3/88 letter for materials needed.

Please note that if any State Agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 May require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

If you have any questions, please contact our Project Review Unit at (518) 474-0479.

Sincerely,


Julia S. Stokes
Deputy Commissioner for
Historic Preservation

JSS:VJD:sm

Attachment: May 3, 1988 Letter



New York State Office of Parks, Recreation and Historic Preservation

The Governor Nelson A. Rockefeller Empire State Plaza
Agency Building 1, Albany, New York 12238

518-474-0456

May 3, 1988

Town of New Windsor Planning Department
555 Union Avenue
New Windsor, New York 12550

Dear Sir/Madame:

Re: SEQRA

Jane A. Tanner Development Site
New Windsor, Orange County

The Office of Parks, Recreation and Historic Preservation (OPRHP) has received the documentation you provided on the above referenced project. As the State Agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation programs.

We would like to comment on this project regarding its impact on Knox Headquarters State Historic Site, a property listed on the National Register of Historic Places.

In order to complete our review, the following additional information is necessary:

1. General wide-angle lens photographic views sufficient to document both the Tanner and Knox Headquarters Sites. Please also provide views from the Headquarters Building looking toward the Tanner site. All photographs should be numbered and graphically keyed to proposed site plans to denote location and view.
2. Elevation drawings for the proposed new construction, annotated to note materials, finishes, and colors. This should be provided for all elevations which will face the Knox Headquarters property.
3. Landscape plan, and a narrative description of the siting and landscaping components of the project, if any, which serve to minimize the impact of the new construction on the historic Knox Headquarters and its site.

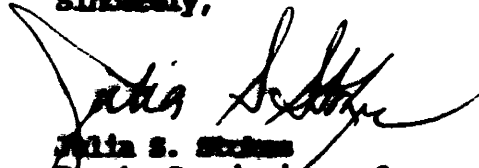
With regard to archeology, it is the opinion of the SHPO that your project lies in an area that is archeologically sensitive. This determination is based upon the SHPO's archeological sensitivity model. Archeologically sensitive areas are determined by proximity to known archeological sites as well as the area's likelihood of producing other archeological materials. Based upon the use of the model, it is the SHPO's opinion that, unless substantial ground disturbance can be documented, an archeological survey should be undertaken to determine the nature and extent of archeological resources in your project area. If you wish to submit evidence regarding ground disturbance, it should include statements

concerning the nature and date of the disturbances as well as a map indicating the locations and depths of such activities. Photographs of recent construction activities keyed to a map are very useful in this regard. Once we have had an opportunity to review the additional information provided either as evidence regarding prior disturbance or as a result of archaeological survey, we will be able to complete our review of this project and issue our final comments.

Please note that if any State Agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with CHSHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any Federal Agency involvement, the Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800, require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

If you have any questions regarding this matter, please contact the project review staff at (518) 474-3176.

Sincerely,



Julia S. Stokes
Deputy Commissioner for
Historic Preservation

JSS:WJD:am
FMS2 (12/86)

cc: Nally Workmaster
Jim Gold
Paul Battaglini

ZONING BOARD OF APPEALS
May 22, 1989

(ZBA DISK#5-052289.ZBA)

AGENDA: (Revised)

7:30 P.M. - ROLL CALL

Motion to accept minutes of the 5/8/89 meeting as written.

PRELIMINARY MEETING:

USE R4 ZONE #10

SET UP FOR 1. TANNER, JANE - Request of Planning Board to ZBA ^{USE VARIANCE} ~~to make finding~~
PUBLIC HEARING in accordance with Section 48-24(3) for extension of non-conforming
use. Property location: Route 94, 350 ft. west of Forge Hill Rd.
Present: Elias D. Grevas, L.S.

TABLE 2. BREWER, RUSSELL - Request for variance of 100% street frontage
GO TO TOWN to establish a two-lot subdivision located off Route 94 approximately
BOARD 600 ft. southwest of Route 32 intersection. Matter referred by
Planning Board.

TABLE 3. DENHOFF DEVELOPMENT CORP. - Request for use variance for retail
USE PI sales in PI zone and building height variance of 23.34 ft. Location:
ZONE Route 32 approx. 1700 ft. north of Union Avenue (front portion of
Calvet Tool Rental). Present: Greg Shaw, P.E.

TABLE 4. VAN LEEUWEN, HENRY - Request for use variance for retail sales,
12 ft. building height and 50 s.f. sign variance in PI zone. Location
of property on Route 32. Applicant proposes to construct new building
with first floor retail sales.

SET UP FOR BILL CHECK WITH FLOOD PLAIN
PUBLIC HEARING 5. WORTMANN, FRANK - Request for 3,046 s.f. lot area and 35 ft.
street frontage to construct one-family residential dwelling on
Moores Hill Road in R-3 zone.

SET UP FOR
PUBLIC HEARING 6. KINSLER, DENNIS - Request for 18.6 ft. rear yard variance to
construct enclosed porch located at 38 Harth Drive in R-4 zone.

SET UP FOR
PUBLIC HEARING 7. GAMBELLI, JOHN - Request for extension of non-conforming use in
order to square off building known as "Rosebud's" located on Rt. 9W.
in PI zone.

PUBLIC HEARING:

APPROVED 8. OWEN, ETHEL - Request for 15 ft. front yard variance to construct
deck at residence on Short Road in an R-4 zone.

9. KWG REALTY CORP.- Request for 36 s.f. sign variance at Gallagher
Trucking located on Route 32 in a PI zone. Present: Frank Gallagher.

FORMAL DECISION: (1) LANDER, RON
(2) ROUTE 32 ASSOCS.
(3) MARS/V. G. MAXIMUS

Pat - 565-8550 (o) or 562-7107 (h)

28 CINA LANE ~~ABOLKAMER~~
CHECK FOR B.F.
MAKEUP PERMIT FOR RON LANDER
CHECK WITH BILL ABOUT HARRISON BUTTER HILL

ZONING BOARD OF APPEALS
May 8, 1989

(ZBA DISK#5-050889.ZBA)

REVISED AGENDA:

7:30 p.m. - ROLL CALL

Motion to accept minutes of the 4/24/89 meeting as written.

~~██████████~~ PRELIMINARY MEETING:

~~██████████~~ 1. PIZZO, JOHN - Request for use/area variances for office
NO SHOW complex on southside of Route 207 in R-4 zone. Matter previously
referred by Planning Board. This is the third preliminary
meeting. Board members requested copies of traffic study,
contract and deed at previous meeting.

SET UP FOR PUBLIC HEARING 2. NAPARSTEK, GARY - Request for 2 ft. height variance to
construct a 6 ft. fence between building line and street at
residence located on Louise Drive in R-4 zone.

SET UP FOR PUBLIC HEARING 3. KWG REALTY CORP. - Request for 36 s.f. sign area variance for
Gallagher Trucking facility located on Route 32 in a PI zone.
Present: Frank Gallagher.

SET UP FOR PUBLIC HEARING 4. OWEN, ETHEL - Request for ^{15 FT}~~20 ft~~ frontyard variance to
construct deck at residence on Short Road in an R-4 zone.

PUBLIC HEARING:

APPROVED 5. LANDER, RON - Request for 5 sq. ft. sign variance for
purposes of replacing sign to be located at 278 Windsor Highway
in C zone. *TO RETURN FOR PRELIMINARY MEETING*

THEY NEVER HAD A PRELIMINARY MEETING - ~~██████████~~
~~██████████~~ 6. ~~██████████~~ - Planning Board requests ZBA to make finding in
accordance with Section 48-24(3) for extension of non-conforming
use. Property location: Route 94, 350 ft. west of Forge Hill
Rd. Present: Elias D. Grevas, L.S.

DISAPPROVED 7. V.G. MAXIMUS/MARS - Request for 480 s.f. lot area, 95 ft. lot
width, 10 ft. sideyard, 13 ft. maximum building height for
construction of retail store, including storage area and
warehouse located at corner of Route 94 and Marshall Drive in R-4
zone. Matter referred by Planning Board. Paul V. Cuomo, P.E.
present.

FORMAL DECISIONS: Motion to accept (1) ROUTE 32 ASSOCS., (2)
HICKS, (3) PREKAS, STEVEN, (4) F&L CONSTRUCTION (5) MID HUDSON
ASSOCS.

Adjournment

Pat - 565-8550 (o)
562-7107 (h)

J. TANNER

Mr. Edsall: I have a letter that we received which was given to me by Mr. Hildreth. The letter addresses the Tanner site plan phase 1 noting that the Planning Board had received the plan which, I think, if you have copies, we can pull them out.

Mr. Grevas: I have some extra copies here.

Mr. Edsall: Let's look at the old first.

Mr. Grevas: Back in January, we presented a plan showing an addition to the existing building which was limited to 30% because of the rule on non-conforming additions. We went to the Zoning Board of Appeals for a quote unquote finding. At that time, the Zoning Board of Appeals said they'd treat it the same as a variance and require us to go to a public hearing, notify 130 people, so we figured, well, as long as we are going to have to go through that procedure, we'd like to go to a size addition that the Tanner's really wanted in the first place to give them living space on the second floor and a little more space down below that shows here. We are calling this phase 1. If you recall, there is an application into the Town Board right now for zone change which is hopefully in its final stages and that--

Mr. VanLeeuwen: How much bigger is that from the other one.

Mr. Edsall: The reason why we brought it before the Board, it has already been referred, paperwork has already gone from the Planning Board to the Zoning Board of Appeals. We don't know what the Zoning Board of Appeals is going to oppose it because they are looking at a different plan than you referred paperwork wise. We are stuck in the middle of referring it on behalf of the Board not knowing whether or not the Zoning Board of Appeals is going to throw it back in our lap.

Mr. McCarville: Aren't we putting the horse before the cart.

Mr. Edsall: You go by the use. The question is does the Board have any opposition to this plan being presented to the Zoning Board of Appeals knowing that it has to come back here.

Mr. VanLeeuwen: I don't have any problems.

Mr. Schiefer: I see no problem with it.

Mr. Edsall: Now that we have already forwarded the paperwork on, we don't want to get caught in the middle between the Zoning Board of Appeals.

Mr. Schiefer: Any objections.

Mr. Jones: No.

Mr. Lander: No.

Mr. Grevas: Do we have a referral to the Zoning Board of Appeals on the new plan.

Mr. McCarville: I make a motion that we--

Mr. Edsall: The referral has been done but we are going for, I just want to have the Board agree that although it is not the exact same plan it is part of the same development.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, REVIEW, REVIEW
FORM:

The maps and plans for the Site Approval Jane A. Tanner
Subdivision _____ as submitted by
Peavas for the building or subdivision of
_____ has been
reviewed by me and is approved yes
disapproved _____

If disapproved, please list reason _____

Fred Lupo Jr.
HIGHWAY SUPERINTENDENT MSD

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

02/03/89
DATE

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88-10

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
88-10	12969	05/17/88	TIME	MJE	MC	TANNER	40.00	0.80	32.00			
88-10	12983	05/18/88	TIME	MJE	MC	TANNER	40.00	0.20	8.00			
88-10	13005	05/19/88	TIME	MJE	MC	TANNER	40.00	0.10	4.00			
88-10	24010	11/14/88	TIME	MJE	MC	TANNER	40.00	0.50	20.00			
									64.00			
88-10	26142	12/19/88				BILL PARTIAL					-64.00	
											-64.00	
88-10	27225	01/07/89	TIME	MJE	MC	TANNER	60.00	0.30	18.00			
88-10	27692	01/09/89	TIME	MJE	MC	TANNER	60.00	0.30	18.00			
88-10	27696	01/10/89	TIME	MJE	MC	TANNER	60.00	0.80	48.00			
88-10	27699	01/11/89	TIME	MJE	MC	TANNER	60.00	0.10	6.00			
88-10	27862	01/11/89	TIME	MJE	CL	TANNER/PB COMMENTS	19.00	0.50	9.50			
88-10	28726	02/03/89	TIME	MJE	MC	TANNER	60.00	0.50	30.00			
						TASK TOTAL			193.50	0.00	-64.00	129.50
						GRAND TOTAL			193.50	0.00	-64.00	129.50

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

24 April 1989

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Carl Schiefer, Chairman

SUBJECT: JANE TANNER PHASE I, SITE PLAN

Dear Mr. Schiefer:

The Subject Site Plan was referred to the Zoning Board of Appeals for a Public Hearing with regard to a thirty percent (30%) building expansion. Enclosed, for your reference, is a plan dated 8 January 1989 showing that expansion. Since that referral, the Client has increased the size of the proposed addition, as shown on the enclosed plan last revised 12 April 1989.

On behalf of the Applicant, and at the suggestion of Mark Edsall, I request that the increase in the building expansion be discussed at your next Planning Board Meeting to determine if your referral would cover this addition.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,



William B. Hildreth, L.S.
Vice President

WBH/ms
Encl/as



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 88-10
WORK SESSION DATE: 4-18-89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: _____ REQUIRED:
PROJECT NAME: Tanner S/P
COMPLETE APPLICATION ON FILE ☒ NEW ☐ OLD ☒
REPRESENTATIVE PRESENT: Mrs. Tanner, & Bill Hildreth
TOWN REPS PRESENT: BLDG INSP. _____
FIRE INSP. ☒
P/B ENGR. ☒
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1) Needs to go to ZBA -
- 2) was last referred w/ less than 30% expansion for "finding" - ZBA wants 1/4
- 3) Applicant wants to now pursue > 30% expansion & a variance per original submitted to ZBA.
- 4) W. Hildreth to pref letter to P/B advising of same - to meet w/ NYS re info
- 5) Letter to be presented to P/B on 4/26
- 6) They indicate they are scheduled for ZBA on 8 May 1989

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

P-B
File No. BB-10

Date 3 FEB 1989

To: JANE TANNER
16 QUAKER AVE
CORNWALL N.Y. 12518

PLEASE TAKE NOTICE that your application dated 11 MAY 1988
for (~~Subdivision~~ - Site Plan)
located at RT. 94 350 FT ± WEST OF
FORGE HILL RD.

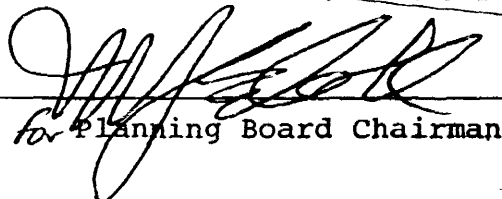
is returned herewith and disapproved for the following reasons.

~~ZONING BOARD OF APPEALS MUST MAKE~~

~~FINDING IN ACCORDANCE WITH SECT 48-24(3)~~

~~FOR THIS EXTENSION OF NON-CONFORMING USE.~~

USE VAINCE


for Planning Board Chairman

RequirementsProposed or
AvailableVariance
Request

Min. Lot Area _____

Min. Lot Width _____

Req'd Front Yd. _____

Req'd. Side Yd. _____

Req'd. Rear Yd. _____

Req'd. Street
Frontage* _____

Max. Bldg. Hgt. _____

Min. Floor Area* _____

Dev. Coverage* _____ %

Floor Area Ratio ^{**} _____

_____ %

_____ %

NO BULK VARIANCES
REQUESTED BY
APPLICANT

* Residential Districts only

** Non-residential Districts only

CC: MARK EDWARDS PE PLUG BD ENGR
MIKE BABCOCK BLDG MSP
ZONING BD OF APPEALS
P-B FILE 84-10

TANNER - SITE PLAN (88-10)

Mr. Elias Grevas, L.S., came before the Board representing this proposal.

Mr. Grevas: This proposal is labeled Phase I because, if you recall, a large site plan/sketch plan for which was submitted to the Planning Board last year and has been to the Town Board for a zone change request. However, right now, what this is is the existing land of Jane Tanner, has nothing to do with the adjoining lands of Don Gordon and it contains the existing furniture store and small retail shop over here. Proposal is to construct an addition to the rear of the building with one retail space downstairs and living quarters upstairs since the Tanner's are moving from their present home and are going to move into the top of this building. That is a project in an R4 zone. It is an existing non-conforming use so we are limited in our ground coverage to 30% of what is there. That calculation is put over in the bulk notes and the parking requirements are shown there as if the property were in a NC zone since that is what the property is basically used for rather than single-family residences. This building, of course, there was a site plan last approved on this site back in October of 1985 and a building permit issued back in December 1985 for the previous addition that was all before the zone change in March of 1986. So, at any rate, what this is is a site plan for the proposed addition on the existing Tanner property.

Mr. Pagano: What is the loading dock.

Mr. Grevas: That is a loading dock for this area back in here. This is for the existing furniture store.

Mr. Pagano: Just a platform by itself.

Mr. Grevas: Yes, attached to this building here. This building comes back here.

Mr. McCarville: The notation says shed to be relocated. Where is it going to be relocated to.

Mr. Grevas: This is a covered shed for the fuel oil tank, probably just be put back here in the back of the building. I haven't got the architects idea of where he wants to relocate but that is my opinion where he will put it.

Mr. McCarville: Is the proposed addition interfering with any parking that was there on a previous plan.

Mr. Grevas: No.

Mr. McCarville: Was there any additional parking there.

Mr. Grevas: No, the parking on the previous plan was over to the west side of the property. We have extended that down to the southerly boundary line. I have a copy of that if you want to see it.

Mr. McCarville: Yes.

Mr. Schiefer: Has anything been done since this last June comment by the fire department, made some recommendations.

Mr. Grevas: That set of recommendations, I believe, was made on the sketch site plan. The total of which was subject to the public hearing before the Town Board, for the zoning change request. What is the date of that.

Mr. Schiefer: June 21st. It is six months old.

Mr. Grevas: That would have applied to the entire site plan.

Mr. Schiefer: This is just for Phase I of it.

Mr. Grevas: Correct. Now, I have the sketches by the architect here. Real quickly, just to show the design of the building which would match basically what is there, I think, we are all familiar with the furniture store and this is not finalized yet but basically, the same tone, cedar look and the lap siding.

Mr. VanLeeuwen: It is going to tie right in with the existing building.

Mr. Grevas: Yes.

Mr. VanLeeuwen: I just read Mark's comments and he said just send it on to the other departments. We should assume, take a position of lead agency as far as SEQR is concerned. I will make a motion that we do take lead agency status with regard to the SEQR process of Tanner Site Plan 88-10.

Mr. Edsall: One note, comment #3, I am noting that they are staying within the 30% allowable limit for expansion of non-conforming uses. The last sentence is inaccurate. The way the ordinance is worded, correct reading of it notes that he can go up to the 30% and Mr. Babcock and Mr. Rones very clearly and correctly noted that the Zoning Board of Appeals has to make a finding on it but not, they don't need a variance the way it reads. I misinterpreted the way it reads and possibly if it is reviewed closely, the wording is such that they have to get the Zoning Board of Appeals to have a finding, not a variance. They have to get a finding from the Zoning Board of Appeals rather than a variance, the way that section is worded.

Mr. Grevas: I would assume, may I ask Mr. Rones that would not require a public hearing for that, would it. It is not an interpretation.

Mr. Rones: What it is is the Zoning Board of Appeals is required to find that there are practical difficulties in operating the premises or structures in the existing non-conforming matter. I will let you just take a look at this and whether or not they are going to require a public hearing, I really couldn't tell you. We

will have to leave that up to the Zoning Board of Appeals.

Mr. VanLeeuwen: I make a motion that we assume lead agency status for the SEQR process with regard to the Tanner Site Plan.

Mr. Jones: I will second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Lander	Aye
Mr. Pagano	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye

Mr. Pagano: Did you have a fire department review on it yet?

Mr. Schiefer: It has to go to all the departments.

Mr. Pagano: Here it is again.

Mr. Schiefer: The only fire department comment they made some recommendations that was way back so yes, he has to go to all the departments. Now, the other question, do we want to have a public hearing on this issue.

Mr. VanLeeuwen: No, we normally don't do it.

Mr. Schiefer: Everyone in agreement, there is no need for a public hearing.

Mr. Pagano: As long as the building is in conformance, I see no problem. Lou, the lighting will be subdued.

Mr. Grevas: Yes.

Mr. Schiefer: You have to go to the Zoning Board of Appeals for a finding to the various departments for their approvals and as soon as this is in, we will get you back on the schedule.

Mr. Grevas: Mike, do you know if those submittals have been sent out to agencies. I notice we sent 14 copies and there were only 7 here. Have any of the departments gotten them yet.

Mr. Babcock: The day we get them, we distribute them typically.

Mr. Grevas: So, it is possible I have to check the Zoning Board of Appeals schedule but as soon as we get all those answers back, we will be requesting to be placed back on the agenda.

Mr. Edsall: Are you aware that the fire inspector has reviewed it. He found it acceptable.

Mr. Grevas: This plan?

Mr. Edsall: Yes, the answer has come back from the fire inspector on that plan on 11 January, today, in fact. He has found it acceptable.

Mr. Schiefer: Yes, we do have the approval. It says it was previously disapproved, the site is now found acceptable.

Mr. Pagano: Well, as a Board member, I am getting thoroughly confused with the fire departments requirements. Now, either we do or we don't require. I would, you know, if you have to, I like to make a proposal that we send a letter to Bobby Rogers, whoever is responsible for the decisions and get a clarification once and for all.

Mr. Schiefer: That goes both ways. We have seen him far more stringent and other times we don't understand his approval.

Mr. Pagano: I'd like to see a letter go out and say hey, why not the 30 foot on this one. I'd like to get a clarification why an exception has been made on this.

Mr. Schiefer: Other Board members hear the comment Mr. Pagano is questioning why the fire department is approving this and other cases they are far more stringent.

Mr. VanLeeuwen: I can't answer for the fire department.

Mr. Pagano: I am requesting from the fire department an explanation why this is an exception.

Mr. Ronas: I would say just maybe from, I was going to suggest maybe to have Bobby Rogers come to one of our meetings and have an informal discussion.

Mr. Pagano: I'd still like a letter requesting it.

Mr. VanLeeuwen: You won't get it.

Mr. Jones: I'd like to see it be all uniform and him knowing it and it comes back that way.

Mr. Pagano: This has nothing to do with you, Lou, but it is a confusing issue.

Mr. Grevas: I'd hope that this project won't be singled out for-- because it is an existing situation. We are not putting any parking up against the building. We are limited to space. We don't have any parking in the front. I understand exactly what you are saying as a Board member. If I was sitting in your place, I'd try and figure out what it is I can improve that everybody would be happy with myself.

Mr. VanLeeuwen: Anything to hold this up from getting it out of the way.

Mr. Ronces: Yes, you need the Zoning Board of Appeals review.

Mr. Grevas: Any other town departments involved besides the fire. Is the water and sewer.

Mr. Edsall: The highway department shouldn't have any concerns because it is a state road and existing. The water department, I would think would have no concern nor the sewer department. I am sure that is the response you will get.

Mr. Grevas: In the meantime, they have been distributed, once I get the Zoning Board approval/finding we will request to come back. Thank you.

Mr. Pagano: I still make a motion. Does anybody second my motion to write a letter to Mr. Rogers of the fire inspection.

Mr. Jones: I will second that motion.

Mr. VanLeeuwen: You are going to find different types of structures, you are going to find different types of things.

Mr. Pagano: I'd like him to point it out to me right now. I am confused.

Mr. Schiefer: I think this issue, I am not pro or con but I think why don't you hold onto your copy of the map and when we have the joint meeting, show this to Mr. Rogers. This is an example of what we have been confronted with.

Mr. Pagano: I'd like to see a little more detail.

Mr. Schiefer: Motion made and seconded that we write a letter to the town inspector pointing out as a different type structure in different cases.

ROLL CALL:

Mr. McCarville	No
Mr. VanLeeuwen	Aye
Mr. Lander	Aye
Mr. Pagano	Aye
Mr. Jones	Aye
Mr. Schiefer	No



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

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PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: Tanner Site Plan (Phase I)
PROJECT LOCATION: Blooming Grove Turnpike (Route 94)
PROJECT NUMBER: 88-10
DATE: 11 January 1989

1. The latest plan for this application involves a "Phase I" development of the site plan. The area under consideration is Lot 33.2 of Block 2, Section 65 of the tax maps.

As the Board may recall, this application was previously before the Board as an overall development of Lots 33.6, 33.1 and 33.2 for a development of five (5) new structures and a modification/expansion of one structure. This overall plan would have resulted in a total of eight (8) structures. The plan (in its total form) was reviewed previously at the 18 May 1988 Planning Board Meeting.

This "Phase I" plan involves an addition to the existing two-story/one-story structure and additional proposed site work.

2. I have reviewed this "Phase I" plan relative to the previously submitted "sketch site development plan" for the overall property. Inasmuch as this "Phase I" plan does not appear to conflict with the proposed (and previously submitted) plan for the overall development, I have no objection to a phased approach from an engineering standpoint.

3. My review of the Town Zoning Map indicates that the site is within the "R-4" Zone. Therefore, the proposed "Phase I" site plan involves the expansion of a non-conforming use. In conformance with Paragraph 48-24 of the Town Code, the non-conforming use is being extended within the maximum 30% limit (of ground-floor area). Since the "maximum" is not being exceeded, a Zoning Board of Appeals finding is not necessary in this case.

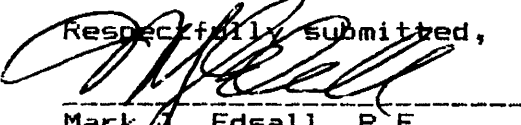
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Tanner Site Plan (Phase I)
PROJECT LOCATION: Blooming Grove Turnpike (Route 94)
PROJECT NUMBER: 88-10
DATE: 11 January 1989

-2-

4. The plan should be forwarded to the appropriate Town Departments for review and comment.
5. The Board may wish to assume the position of Lead Agency under the SEQRA Review Process.
6. The Board may wish to determine if a public hearing is necessary for this site plan per its discretionary judgement under the Town Code.
7. At such time that the Planning Board has made its initial review of this site plan, further engineering review can be made, if deemed necessary by the Planning Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJENJE

tanner

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 18 January 1989
SUBJECT: Tanner, Jane A. Site Plan

PLANNING BOARD REFERENCE NUMBER: 88 - 10

FIRE PREVENTION REFERENCE NUMBER: FPS-89-04

PREVIOUS REFERENCE NUMBERS: 88-51

A review of the above referenced subject site plan/ sub-division was conducted on 18 January 19 89, with the following being noted.

- 1) Title 9 - NYCRR, Section 1161.

A fire lane of thirty (30) feet to be established at the front of the building and on the West side of the building.

- 2) Title 9 - NYCRR, Section 1100.

The handicapped parking spaces do not conform to ANSI A117.1 - 1986. Minimum of 96 inches for vehicle and 60 inches for aisle. Two (2) spaces may share a common aisle.

- 3) Title 9 - NYCRR, Table VI-705.

This construction is allowed, provided it is type 5A.

- 4) Where will the shed that is to be relocated, be relocated to?

Please note comment on page 2 of this memo.

(2)

PLAN DATED: 8 January 1989

The previous approval for this site plan, as issued by this office, has been removed from your file in order to ensure that there is no misunderstanding and is on file in the Fire Prevention office.

This site plan/subdivision is found unacceptable.



Robert F. Rodgers; CCA
Fire Inspector

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

Grevas & Hildreth for the building or subdivision of _____

Jane A. Tanner has been _____

reviewed by me and is approved ✓ _____

~~disapproved~~ _____

If ~~disapproved~~, please list reason _____

There is water servicing this prop.
Please notify water dept. for location.

HIGHWAY SUPERINTENDENT

Jane D. Div
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.



Louis Holmbeck
County Executive

88-10

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 41-88 M
County I.D. No. 65 / 2 / 33.1, 33.2 & 33.6

Applicant Jane Tanner

Proposed Action: Site Plan- Rt. 94

State, County, Inter-Municipal Basis for 239 Review within 500 feet of Rt. 94

Comments: Additional landscaping should be required to serve as a screen between the 24 space parking lot and the Knox Headquarters property.

Related Reviews and Permits Palasades Interstate Park Commission (Knox Headquarters)

County Action: Local Determination _____ Disapproved _____ Approved XXXXXX

Approved subject to the following modifications and/or conditions: _____

June 30, 1988
Date

Peter Garrison
Commissioner

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: _____

PROJECT NO. : _____

TYPE OF PROJECT: Subdivision _____ Site Plan ☒
 Lot Line Change _____ Other (Describe) _____

TOWN DEPARTMENT REVIEWS:

	Date App'd	Date Not App'd	Not Required
Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bu. Fire Prev.	_____	6-21-88	_____
Sewer	_____	6-14-88	_____
Water	6-14-88	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	_____	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	_____	_____
O/C HEALTH	_____	_____	_____
NYS DOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR: Lead Agency Action _____
Determination _____
EAF Short _____ Long _____ Submitted _____ Accepted _____
Proxy: Filed _____ Representative _____

PUBLIC HEARING: Held (DATE) _____ Waived* _____
Other _____
(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
(SUBDIVISIONS)

Sketch Plan Date _____	+ 30 days = Action Date _____
Preliminary P/H Date _____	45 days = Action Date _____
Preliminary App'l Date _____	6 months = Final Resub. Date _____
Final Plan Date _____	15 days = Final App'l Date _____

TIME SEQUENCING:
(SITE PLANS)

Presubmission Conf. Date _____	+ 6 months = Submittal Date _____
First Meeting Date _____	+ 90 days = Final App'l Date _____

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 21 June 1988

SUBJECT: Jane A. Tanner Site Plan

Planning Board Reference Number 88-10

Fire Prevention Reference Number 88-51

A review of the Jane A. Tanner Site Plan as prepared by Elias D. Grevas, LS, dated 2 October 1987 was conducted on 20 June 1988 with the following being noted.

- 1) In order to prevent delivery trucks, as well as fire apparatus from backing onto Route 94, it is recommended that the circle be increased to the size required for a cul-de-sac.
- 2) A fire hydrant, acceptable to the Water Superintendent and served by an eight (8) inch water main, to be located on the Northwest corner of the circle and shrubs shall not be placed within 15 feet of the hydrant.


Robert F. Rodgers; CCA
Fire Inspector

J. Tanner site plan

88-10

6-13-88

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Elias Grevas for the building or subdivision of
Jane A. Tanner has been
reviewed by me and is approved _____
disapproved ✓.

If disapproved, please list reason.

Need information regarding Sewer System.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

James R. Hoxton
SANITARY SUPERINTENDENT

June 14, 1988
DATE

J. Tanner Site Plan 88-10 6-13-88

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Elins D. Grevas CS for the building or subdivision of
June A. Turner has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason.

There are water lines servicing connecting
property - please contact water dept. to
locate -

HIGHWAY SUPERINTENDENT

John D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

5-18-88

Mr. Elias Grevas came before the Board representing this proposal.

Mr. Grevas: At our last meeting, we discussed this project. The agenda called this a site plan. Actually this is a sketched site plan that we gave to the Town Board as part of our request for zone change from the R4 to the C zone to permit this type of development. If you will recall, there was a lot line change application that went along with this for Gorden because of the street frontage requirement. We appeared before the Zoning Board of Appeals at a preliminary meeting and we are okay to go for a public hearing. How that is going to work out, I don't know. Right now what we are really asking for at this point, since this is not a complete site plan application, it can't be -- if we are successful with the zone change, then we can proceed with the site plan. We are asking for recommendations from the Planning Board to the Town Board as I believe the Town Board, the Planning Board, was requested by the Town Board to give their ideas for whether or not this is a good idea to change this to a C zone. We believe it is a good idea because of all the commercial areas around it and across the street which is why we have shown it this way.

Mr. Van Leeuwen: I don't think you are going to hurt the area. I make a motion that the Planning Board of the Town of New Windsor send a favorable determination to the Town Board.

Mr. Jones: Was there an Environmental Impact Statement made on this piece of property?

Mr. Van Leeuwen: That comes in afterward. He has to do the change because before we get the Environmental Assessment --

Mr. Grevas: No lot line change?

Mr. Scheible: Lot line change, that hasn't been granted yet?

Mr. Grevas: No, because we could not. See, this is his access for this piece and we can't meet the street frontage requirement because he wouldn't own up here anymore. He has a lot here, has 25 feet of frontage that he wants to convey to Tanner's.

Mr. Scheible: I don't look favorably on it. I see it as creating a landlocked lot here. I don't agree with it.

Mr. Grevas: You are talking about the Gorden parcel. That is the lot line change request.

Mr. Scheible: Yes.

Mr. Van Leeuwen: He is asking us to give a recommendation, to go ahead and change the zone so he can go ahead with this.

Mr. Grevas: If we are not successful in obtaining a bulk variance, we can provide a strip up through here 60 feet frontage or bring it down to 20 feet which is the minimum for access roads and run it right down to the property. We can do that if we are not successful in the application for the bulk variance. In support of that, I must tell you that this property here has always used this driveway, they never used anything through the middle of the site.

Mr. McCarville: A lot back here is serviced by this driveway, not on the prope.

Mr. Grevas: Easement on the state land, this is the letter in the files. In 1967, where the question was asked and answered that yes, he has the right to use that road, that driveway. It was an old road.

Mr. Scheible: But he doesn't have an easement. That is just a permit to use it from the state.

Mr. Grevas: He has an easement. That was contained in the original deed before this became state property.

Mr. Lander; No letter in there?

Mr. Scheible: No.

Mr. Ted Tanner: The original road from Knox Headquarters from the Cantonment down to the river, that was a driveway 200 years ago. That was the main road along the line. They moved the road which is now Forge Hill. Those houses were built on the road when it was originally the road. To me, I don't see how you can have someone build a house on the road and then say sorry, it is no longer a road.

Mr. Van Leeuwen: I saw a letter saying that he does have the right from the state.

Mr. Grevas: December 14, 1967 from the state.

Mr. Scheible: Joe, did you see this?

Mr. Ronces: Yes.

Mr. Grevas: So, that is really part of the lot line change request and the Zoning Board of Appeals request for the relief from the bulk regulations.

Mr. Schiefer: Explain why it is not a subdivision. You are creating two lots out of one.

Mr. Grevas: As this particular piece of property here is already the Tanner piece, Mr. Gorden owns all the rest. We are taking this lot line and pushing it down here.

Mr. Schiefer: That will solve Dr. Allan's property also. Throw the whole thing in if you are going to change the zoning, include Dr. Allan's.

Mr. Grevas: The entire use for this property, I believe, if it is, you saw the drawing of the buildings that Mr. Tanner is proposing. They will fit right in with the furniture store and Knox Headquarters. They are going to use the existing stone building that is there. I think it will look quite nice. But, again, it is my opinion.

Mr. McCarville: What is the design?

Mr. Grevas: Colonial.

Mr. Ronces: The letter mentions the encroachment of this garage here. Was there ever any agreement reached on that because they leave that open?

Mr. Grevas: If you look at this, what happened was he took down half the garage, the existing stone garage and concrete slab. The garage was over the whole thing. He knocked off the part that was over the line. This concrete slab is still over it.

Mr. Roncs: Is there any chance of getting, aside from that letter, something in recordable form with respect to that?

Mr. Grevas: I think it is part of the old deed. This is a right of way.

Mr. Scheible: What if someday, all of a sudden, they don't see a use for Knox Headquarters or want to sell a piece off, what happens?

Mr. Grevas: You have a point. I don't see how that will happen though.

Mr. Scheible: Then you have a landlocked piece of property.

Mr. Roncs: It says that it looks like there is an easement by necessity here. Maybe if you can have that investigated so if you don't have something of record, you can get some recordable agreement with the state for the use of that.

Mr. Grevas: We are talking about your recommendations to the Town Board on the zone change request. If you think it is a good idea, we request that you make that report back to the Town Board so we may proceed.

Mr. Van Leeuwen: I have a motion that the Planning Board of the Town of New Windsor look favorably on the zone change with regard to J. Tanner's plan along with Dr. Allan's piece of property to be included.

Mr. Lander: I will second the motion.

Mr. McCarville: I think we have got to take a look at it. I looked at those buildings. They are very nice and what I am thinking about is tractor trailers coming down in there making deliveries. I think we should make an application, something to make deliveries behind this, like this way. That would disperse to the other locations or make this for trucks only up here or something like that. What we did with Stewart's mall. You get a tractor trailer where he is going to go --

Mr. Scheible: There is a lot of changes to be made on this

map. We are not approving a map here.

Mr. Grevas: This is just to show you our ideas.

Mr. McCarville: Those houses that he plans to put up, they will look like houses and they will be retail stores, is that correct?

Mr. Tanner: Yes.

Mr. McCarville: It will be natural looking?

Mr. Tanner: Basically, Hudson Valley and New England style homes. Instead of rooms, it would be open space for retail.

Mr. McCarville: Thank you.

Mr. Tanner: We are trying to keep it as close as we can to what is already there.

Mr. Scheible: Has there ever been a Historical Impact Study made of this area?

Mr. Grevas: The Tanner's have been in charge of Knox Headquarters, with Mr. Workmaster at Palisades. He is supposed to be getting back to them to work out what concerns they may have.

Mr. Tanner: From talking to them, there was nothing there. It was just feel.

Mr. Scheible: No encampments or nothing like that. But they are going to get back to us?

Mr. Grevas: We have to get it in writing.

ROLL CALL:

MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. JONES	AYE
MR. MC CARVILLE	AYE
MR. PAGANO	AYE
MR. SCHEIBLE	AYE

Mr. Scheible: Dr. Kroe, we are trying to put your piece of property and your neighbor's piece of property into an entire package rather than spot zone one little area. We'd like to

take the whole area and have the Town Board rezone the entire area into a C zone so, therefore, I'd hold off probably going to the Zoning Board and see how the Town Board reacts. You brought up a very good point when we come right down to that type of exterior to use on Dr. Allan's.

Mr. McCarville: Take a look at what this gentleman is doing next door and think about your exterior.

Mr. Van Leeuwen: Texture 111 is not going to look very good.

Mr. Rones: You might want to join in the application to the Town Board for the zone change.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: TANNER SITE PLAN
PROJECT LOCATION: ROUTE 94 (SOUTH SIDE)
PROJECT NUMBER: 88-10
DATE: 18 MAY 1988

1. The Applicant has submitted a sketch site development plan for review which involves the construction of five (5) new structures and modification/expansion of one structure. A total of eight (8) structures will result on the property from this "Shopping Center" development.
2. The plan is prepared based on an approval of the submitted Tanner Lot Line Change (N.W. NO. 87-76) and, in addition, the approval of a zone change from "R-4" to "C". This review is made on a sketch basis, assuming that these two approvals will be obtained.
3. The site plan should include a Bulk Table indicating compliance with the proposed C-zone use. A cursory review of the plan indicates that variances made be required for front yard setbacks, side yard setbacks, total side yard setbacks, rear yard setback and building height. These should be reviewed with the Applicant to verify the intent of the development.
4. The overall conceptual layout of the development appears acceptable, including the parking arrangement. It is recommended that the unequal aisle widths around the center median (with existing stone shed) be made equal, both at 24ft.
5. Subsequent plans should include details of site development (i.e. typical parking space, typical sidewalk, typical curb, paving, etc.).
6. As part of the SEQRA review for this project, the Board should note that the New York State Office of Parks, Recreation and Historic Preservation should be contacted since the proposed development is adjacent to Knox Headquarters, A State Historic Site.


TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: TANNER SITE PLAN
PROJECT LOCATION: ROUTE 94 (SOUTH SIDE)
PROJECT NUMBER: 88-10
DATE: 18 MAY 1988

-2-

7. At such time that the comments above have been reviewed and discussed by the Planning Board, necessary zone change and lot-line approvals have been granted, further engineering of this plan can be made.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE.emj

tanner.emj



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME:

PROJECT NUMBER:

James A. Tanner Site Development
88-10

Completed Application Form
Notarized Endorsement on Application
Application Fee
Proxy Statement
Environmental Assessment Form
Completed Checklist
Fourteen (14) Sets of Submittal Plans

✓
✓
✓
✓
✓
✓
✓

ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department _____
Planning Board Engineer _____
Orange County Planning* _____
Bureau of Fire Prevention _____

Building Inspector _____
Water Department _____
Highway Department _____
NYSDOT* _____

In addition copies of the following should be sent to the Planning Board Engineer:

Application _____
Submittal Checklist _____

EAP _____
Dept. Review _____

* O/C Planning and DOT as required.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project JANE A. TANNER - SITE DEVELOPMENT PLAN
2. Name of Applicant JANE A. TANNER Phone (B) 914-561-4590
Address 16 QUAKER AVE., CORNWALL N.Y. 12518
(Street No. & Name) (Post Office) (State) (Zip)
JANE A. TANNER
3. Owners of Record Donald C. & Martha A. Gordon Phone 914-561-4590
c/o Tanner
Address 16 QUAKER AVE. CORNWALL N.Y. 12518
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan ELIAS D. GREVAS, L.S. Phone (914) 562-8667
Address 33 QUASSAICK AVE. New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the South side of Rte. 94
350' ± feet West (Street)
of Forge Hill Road (Direction)
(Street)
7. Acreage of Parcel 2.43 ± AC. 8. Zoning District R-4
9. Tax Map Designation: Section 65 Block 2 Lots 331, 332, 336
10. This application is for Site Plan Approval
11. Has the Zoning Board of Appeals granted any variance or
special permit concerning this property? NO

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
_____ (Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

11th day of May 1988

Lynn M. Vance
Notary Public

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

(Title)

LYNN M. VANCE
Notary Public, State of New York
No. 4811142
Appointed in Orange County
My Commission Expires November 14, 1989

REV. 3-87

✓

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

JANE A. TANNER, deposes and says that she
resides at 16 Quaker Ave., Cornwall, N.Y. 12518
(Owner's Address)

in the County of Orange

and State of New York

and that she is the owner in fee of Tax Map: Sect 65, Block 2, Lot 33.22
and Contract Vendee for Sect 65, Block 2, Lot 33.6 & Part of 33.11

which is the premises described in the foregoing application and

that she has authorized ELIAS D. GREVAS, L.S.

to make the foregoing application as described therein.

Date: 5-10-88

E. D. Grevas
(Owner's Signature)

Brenda Grevas
(Witness' Signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: JANE A. TANNER - SITE PLAN

Location: So. Side Rte 94, 350'± West of Forge Hill Road

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: [Signature] Date: 5/9/88
Preparer's Title: Land Surveyor
Agency: _____

✓

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | * 29. <input type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | * 30. <input type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | * 31. <input type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | * 32. <input type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | * 33. <input type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | * 34. <input type="checkbox"/> Refuse Storage |
| * 7. <input type="checkbox"/> 4"x2" Box for Approval Stamp. | * 35. <input type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | * 36. <input type="checkbox"/> Area Lighting |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | * 38. <input type="checkbox"/> Water Supply/Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | * 40. <input type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | * 41. <input type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | * 42. <input type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | * 43. <input type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | * 44. <input type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | * 46. <input type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | * 47. <input type="checkbox"/> Building Coverage (% of Total Area) |
| * 20. <input type="checkbox"/> Existing Vegetation | * 48. <input type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | * 49. <input type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| * 22. <input type="checkbox"/> Landscaping | * 50. <input type="checkbox"/> Open Space (Sq. Ft.) |
| * 23. <input type="checkbox"/> Exterior Lighting | * 51. <input type="checkbox"/> Open Space (% of Total Area) |
| * 24. <input type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| * 27. <input type="checkbox"/> Loading Areas | |
| * 28. <input type="checkbox"/> Paving Details (Items 25-27) | |

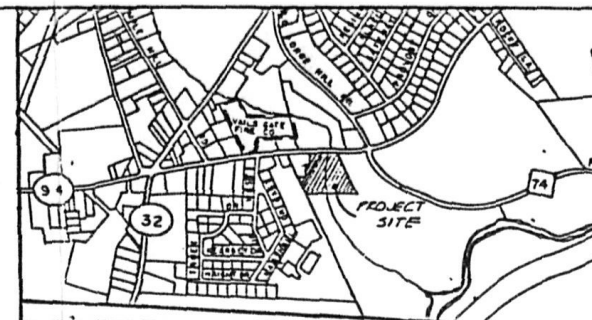
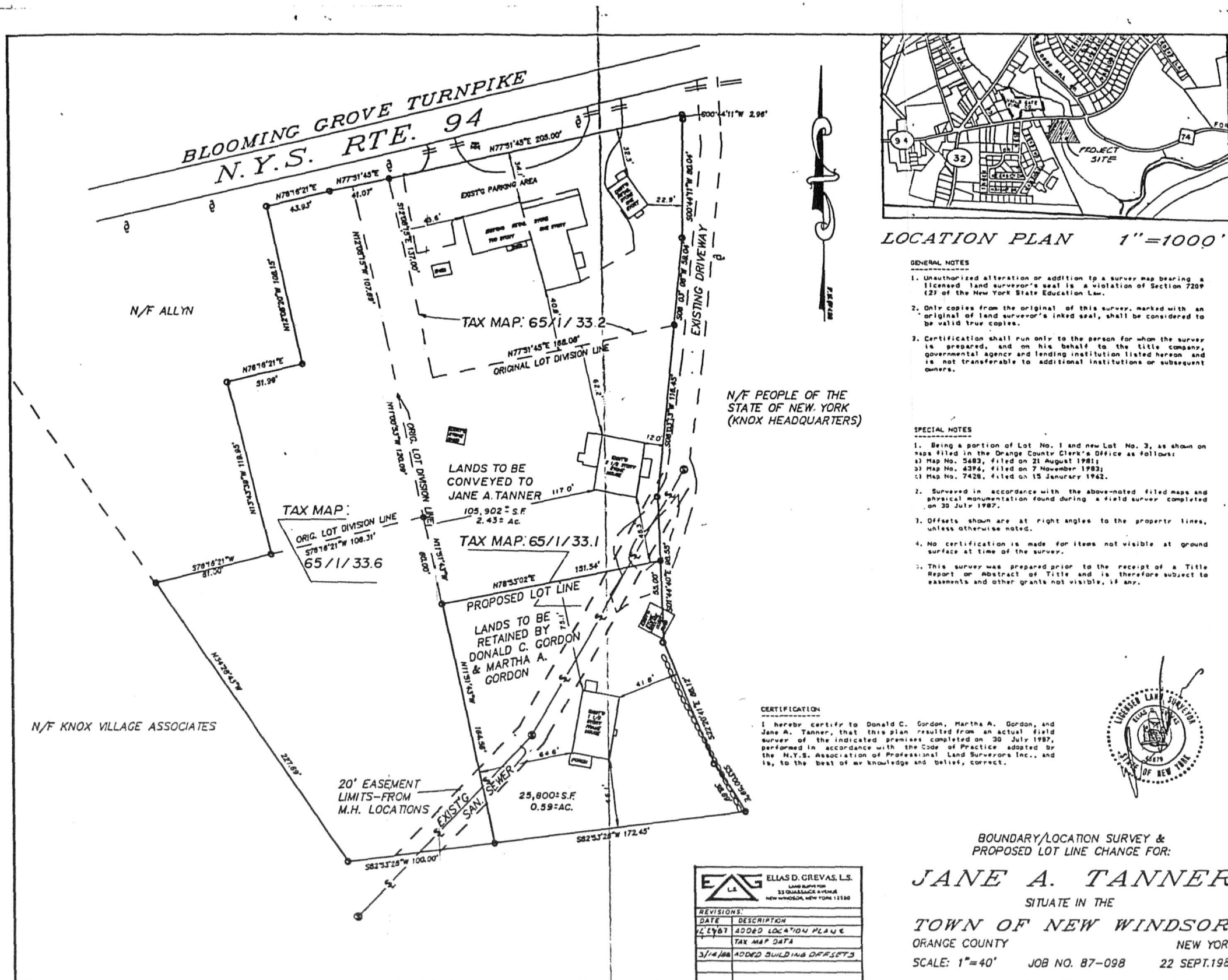
* SKETCH PLAN SUBMITTED

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional



- GENERAL NOTES**
1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.
 2. Only copies from the original of this survey, marked with an original of land surveyor's inked seal, shall be considered to be valid true copies.
 3. Certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon and is not transferable to additional institutions or subsequent owners.

- SPECIAL NOTES**
1. Being a portion of Lot No. 1 and new Lot No. 3, as shown on maps filed in the Orange County Clerk's Office as follows:
a) Map No. 5483, filed on 21 August 1981;
b) Map No. 4394, filed on 7 November 1983;
c) Map No. 7428, filed on 15 January 1982.
 2. Surveyed in accordance with the above-noted filed maps and physical monumentation found during a field survey completed on 30 July 1987.
 3. Offsets shown are at right angles to the property lines, unless otherwise noted.
 4. No certification is made for items not visible at ground surface at time of the survey.
 5. This survey was prepared prior to the receipt of a Title Report or Abstract of Title and is therefore subject to easements and other grants not visible, if any.



BOUNDARY/LOCATION SURVEY & PROPOSED LOT LINE CHANGE FOR:

JANE A. TANNER

SITUATE IN THE

TOWN OF NEW WINDSOR

ORANGE COUNTY NEW YORK

SCALE: 1"=40' JOB NO. 87-098 22 SEPT. 1987

REDUCED COPY
ORIGINAL UPON REQUEST



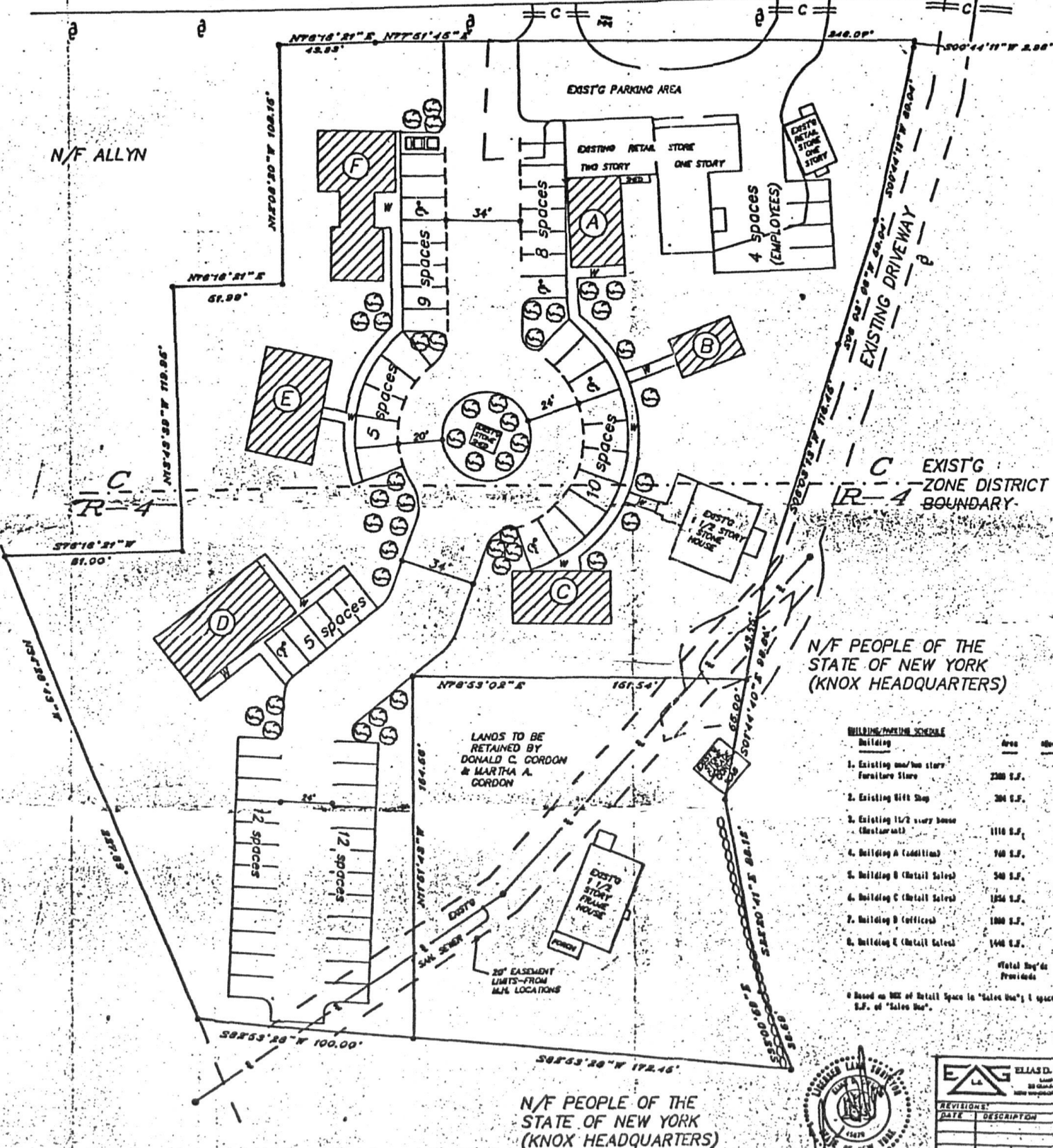
BLOOMING GROVE TURNPIKE
N.Y.S. RTE. 94

N/F ALLYN

N/F
KNOX VILLAGE
ASSOCIATES

DRAWING LEGEND

- UTILITY POLE
- EXISTING CULVERT
- EXISTING SAN. SEWER
- EXISTING SAN. MANHOLE
- STONE WALL
- ZONE DISTRICT BOUNDARY
- PROPOSED BUILDING OR ADDITION
- PROPOSED SIDEWALK
- PROPOSED TREE/SHRUB (DISTURBED AREAS)
- HANDICAPPED PARKING



N/F PEOPLE OF THE
STATE OF NEW YORK
(KNOX HEADQUARTERS)

BUILDING/PAVING SCHEDULE	Area	Req'd Parking
1. Existing one/one story Furniture Store	2200 S.F.	13 spaces
2. Existing Gift Shop	200 S.F.	2 spaces
3. Existing 1 1/2 story house (Restaurant)	1110 S.F.	4 spaces
4. Building A (addition)	900 S.F.	3 spaces
5. Building B (Retail Sales)	540 S.F.	3 spaces
6. Building C (Retail Sales)	1250 S.F.	4 spaces
7. Building D (officers)	1800 S.F.	12 spaces
8. Building E (Retail Sales)	1400 S.F.	8 spaces
Total Req'd		39 spaces
Provided		40 spaces

* Based on MAX of Retail Space in "Sales Use" 1 space per 150 S.F. of "Sales Use".



REVISIONS	DATE	DESCRIPTION



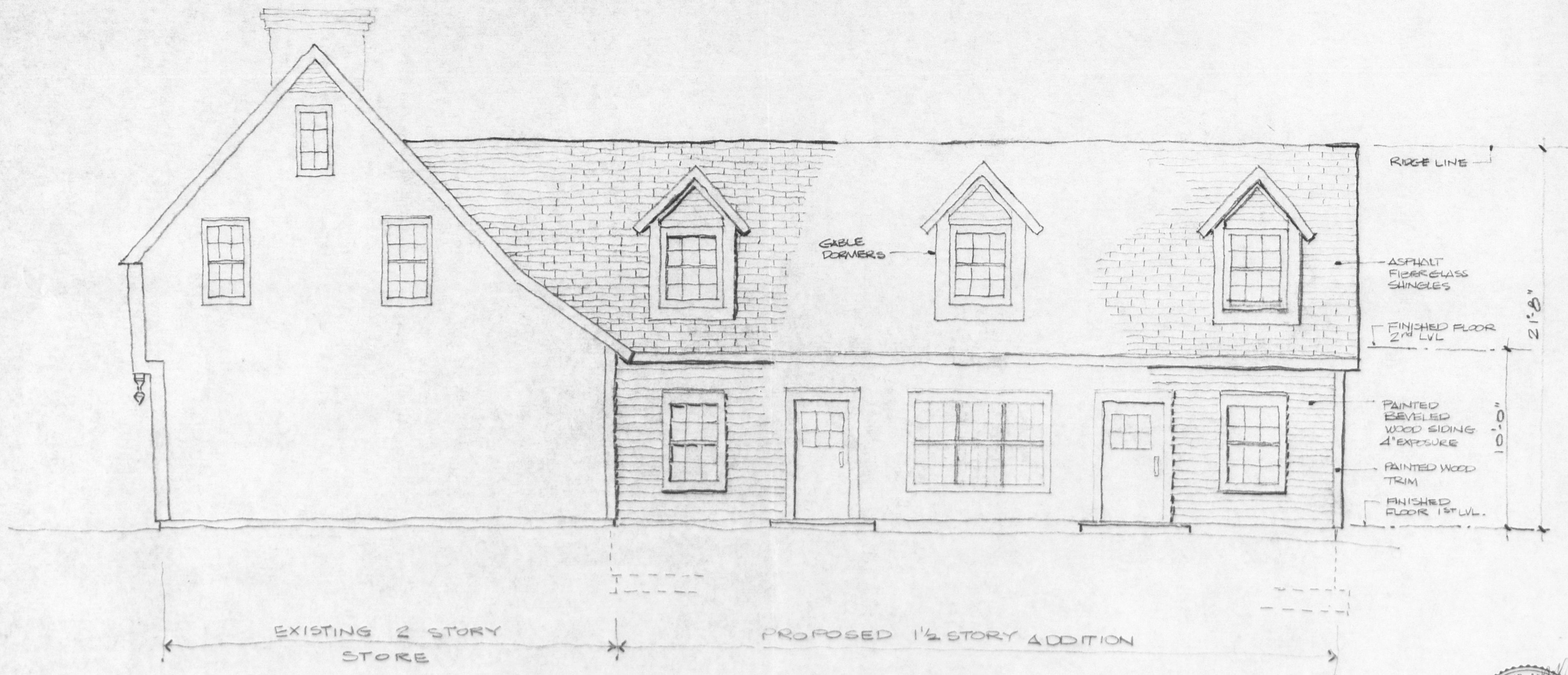
LOCATION PLAN 1"=1000'

NOTES

- Using a proposed site development of lands shown on the Town of New Windsor Tax Map as Section 23, Block 2, Lots 23.1, 23.2, and 23.3.
- Also using a proposed lot-line change between Tax Lots 23.1 & 23.2.
- PROJECT APPLICANT: Jane A. Tanner, 14 Baker Avenue, Cornwall, N.Y. 12510
- PROPERTY OWNERS: Jane A. Tanner, 14 Baker Avenue, Cornwall, N.Y. 12510 (Tax Lot 23.2); Donald C. Gordon & Martha A. Gordon, 815 Blomington Tpk., New Windsor, N.Y. 17550 (Tax Lots 23.1 & 23.3)
- AREA OF PARCEL TO BE DEVELOPED: 2.43 Acres
- PROPERTY ZONES: C (Designated Shopping) and B-1 (Suburban Residential). Proposed Zone Change to C (Designated Shopping) Requested.
- Boundaries shown herein are from a field survey completed by the undersigned on 30 July 1987.
- Unauthorized addition or alteration to this plan is a violation of Section 725 (2) of the New York State Education Law.

SKETCH
SITE DEVELOPMENT PLAN
FOR:
JANE A. TANNER
SITUATE IN THE
TOWN OF NEW WINDSOR
ORANGE COUNTY
SCALE: 1"=30' JOB NO. 87-098 NEW YORK
2 OCTOBER 1987

REDUCED COPY
ORIGINAL UPON REQUEST



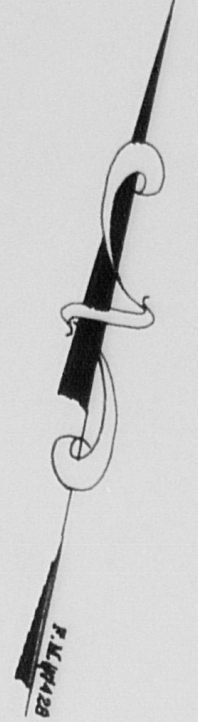
WEST ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED ADDITION
to
FORGE HILL COUNTRY
FURNITURE
for
JANE TANNER - OWNER



COLEMAN EYNUM
ARCHITECT
320 MAIN STREET
CORNWALL, NY 12518



BLOOMING GROVE TURNPIKE
N.Y.S. RTE. 94

N/F ALLYN

N/F
KNOX VILLAGE
ASSOCIATES

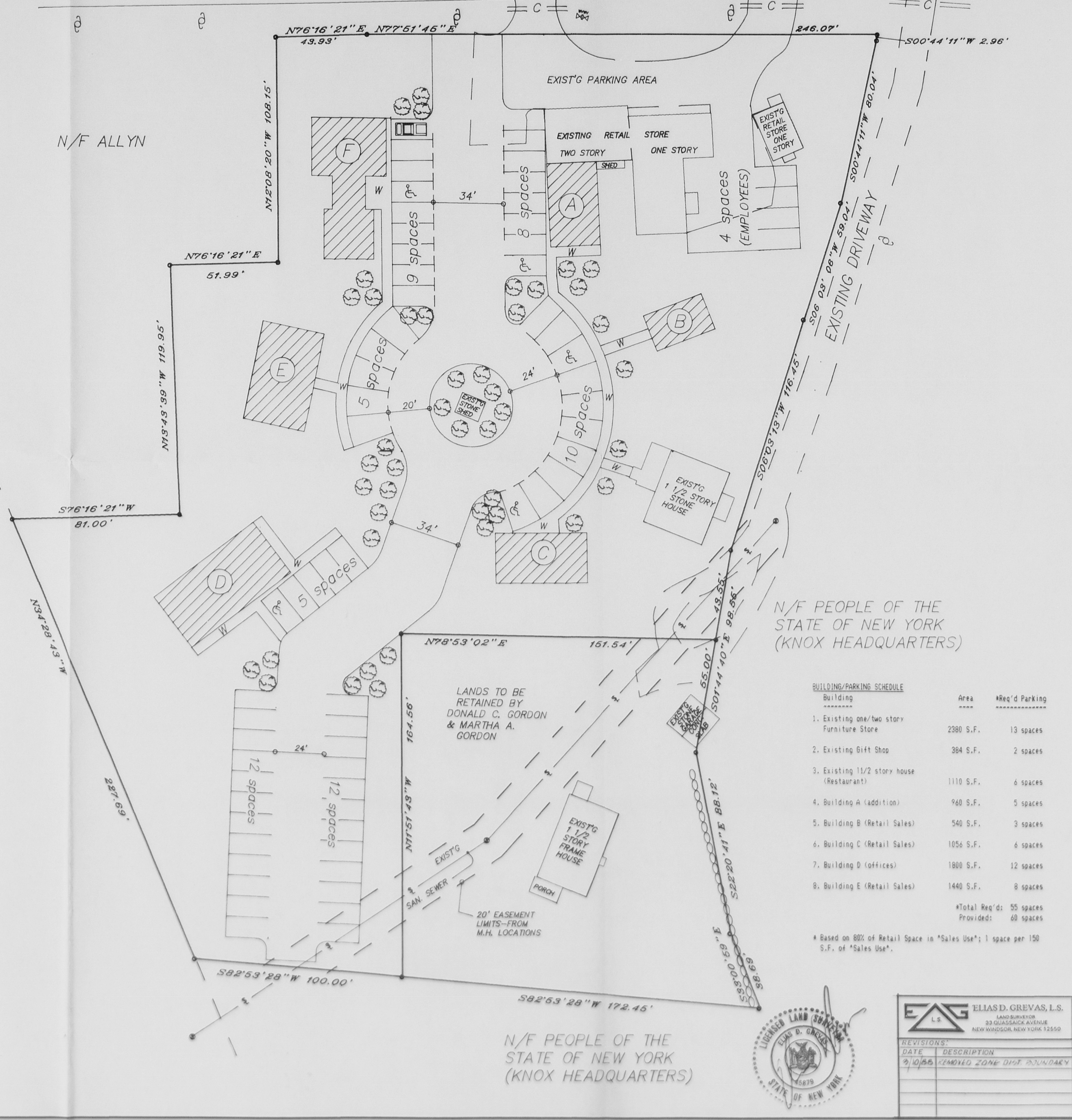
N/F PEOPLE OF THE
STATE OF NEW YORK
(KNOX HEADQUARTERS)

LANDS TO BE
RETAINED BY
DONALD C. GORDON
& MARTHA A.
GORDON

N/F PEOPLE OF THE
STATE OF NEW YORK
(KNOX HEADQUARTERS)

DRAWING LEGEND

- UTILITY POLE
- EXISTING CULVERT
- EXISTING SAN. SEWER
- EXISTING SAN. MANHOLE
- STONE WALL
- ZONE DISTRICT BOUNDARY
- PROPOSED BUILDING OR ADDITION
- PROPOSED SIDEWALK
- PROPOSED TREE/SHRUB (DISTURBED AREAS)
- HANDICAPPED PARKING



BUILDING/PARKING SCHEDULE		
Building	Area	#Req'd Parking
1. Existing one/two story Furniture Store	2380 S.F.	13 spaces
2. Existing Gift Shop	384 S.F.	2 spaces
3. Existing 1 1/2 story house (Restaurant)	1110 S.F.	6 spaces
4. Building A (addition)	960 S.F.	5 spaces
5. Building B (Retail Sales)	540 S.F.	3 spaces
6. Building C (Retail Sales)	1056 S.F.	6 spaces
7. Building D (offices)	1800 S.F.	12 spaces
8. Building E (Retail Sales)	1440 S.F.	8 spaces
*Total Req'd: 55 spaces		Provided: 60 spaces
*Based on 80% of Retail Space in "Sales Use"; 1 space per 150 S.F. of "Sales Use".		



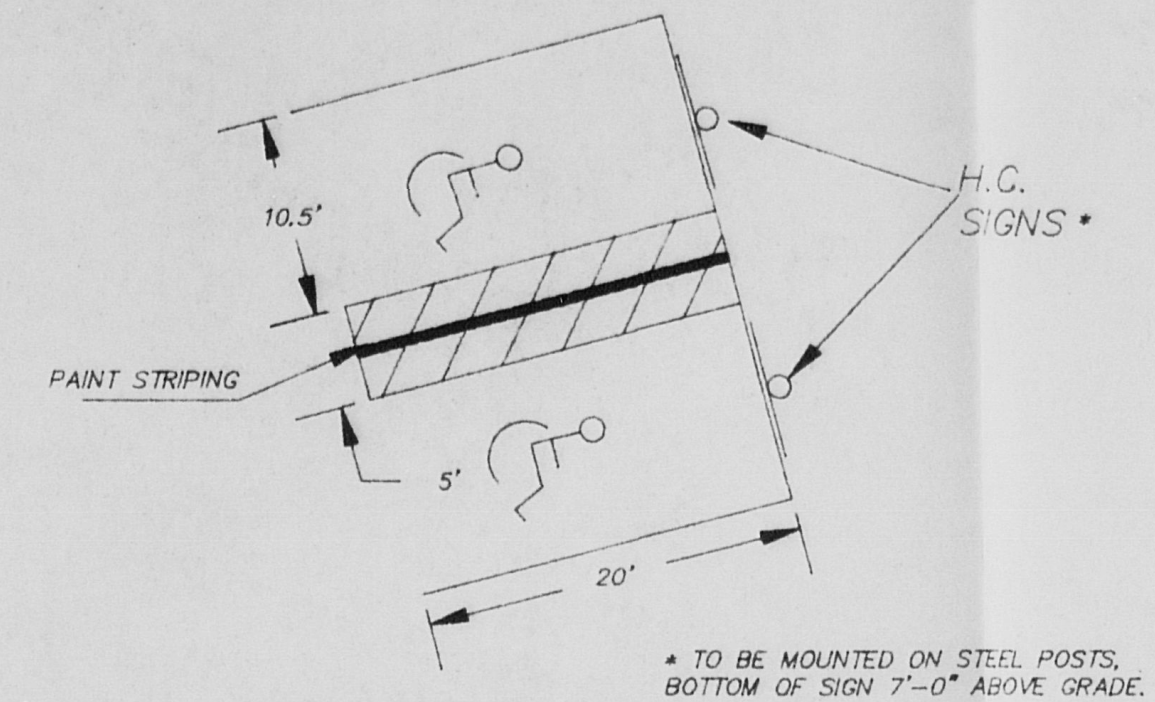
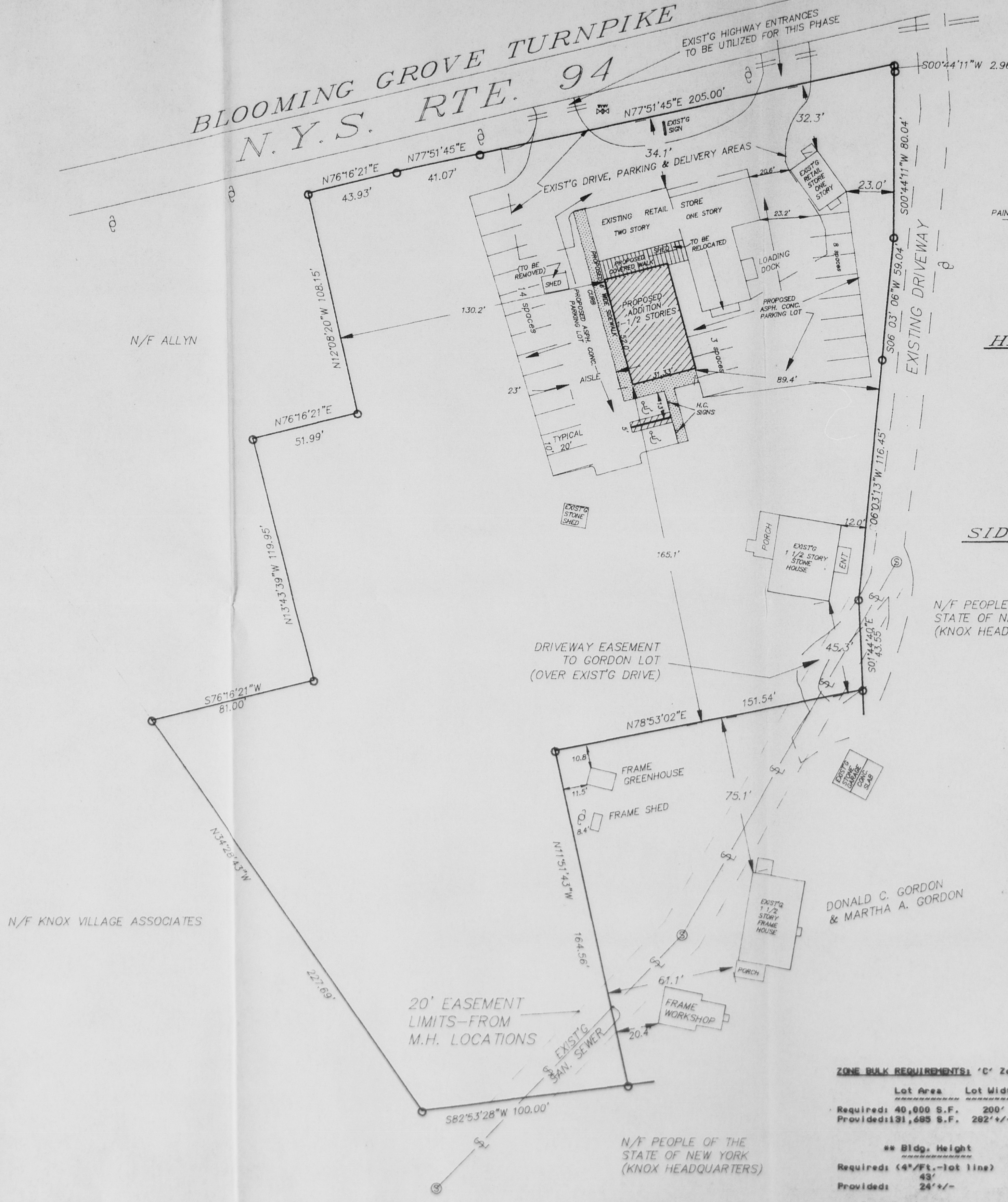
REVISIONS:	
DATE	DESCRIPTION
9/10/87	REVISED ZONE DIST BOUNDARY



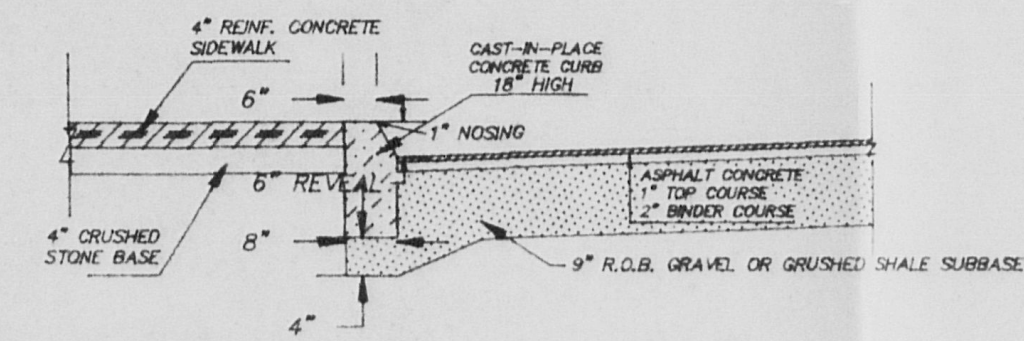
LOCATION PLAN 1"=1000'

- NOTES
- Being a proposed site development of lands shown on the Town of New Windsor Tax Maps as Section 65, Block 2, Lots 33.1, 33.2, and 33.6.
 - Also being a proposed Lot-line change between Tax Lots 33.1 & 33.2.
 - PROJECT APPLICANT: Jane A. Tanner, 16 Quaker Avenue, Cornwall, N.Y. 12518
 - PROPERTY OWNERS: Jane A. Tanner, 16 Quaker Avenue, Cornwall, N.Y. 12518 (Tax Lot 33.2); Donald C. Gordon & Martha A. Gordon, 815 Bloominggrove Tpk., New Windsor, N.Y. 12550 (Tax Lots 33.1 & 33.6)
 - AREA OF PARCEL TO BE DEVELOPED: 2.43 ± Acres
 - PROPERTY ZONES: R-4 (Suburban Residential); Proposed Zone Change to C (Design Shopping) Requested.
 - Boundaries shown hereon are from a field survey completed by the undersigned on 30 July 1987.
 - Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State Education Law.

SKETCH
SITE DEVELOPMENT PLAN
FOR:
JANE A. TANNER
SITUATE IN THE
TOWN OF NEW WINDSOR
ORANGE COUNTY NEW YORK
SCALE: 1"=30' JOB NO.87-098 2 OCTOBER 1987



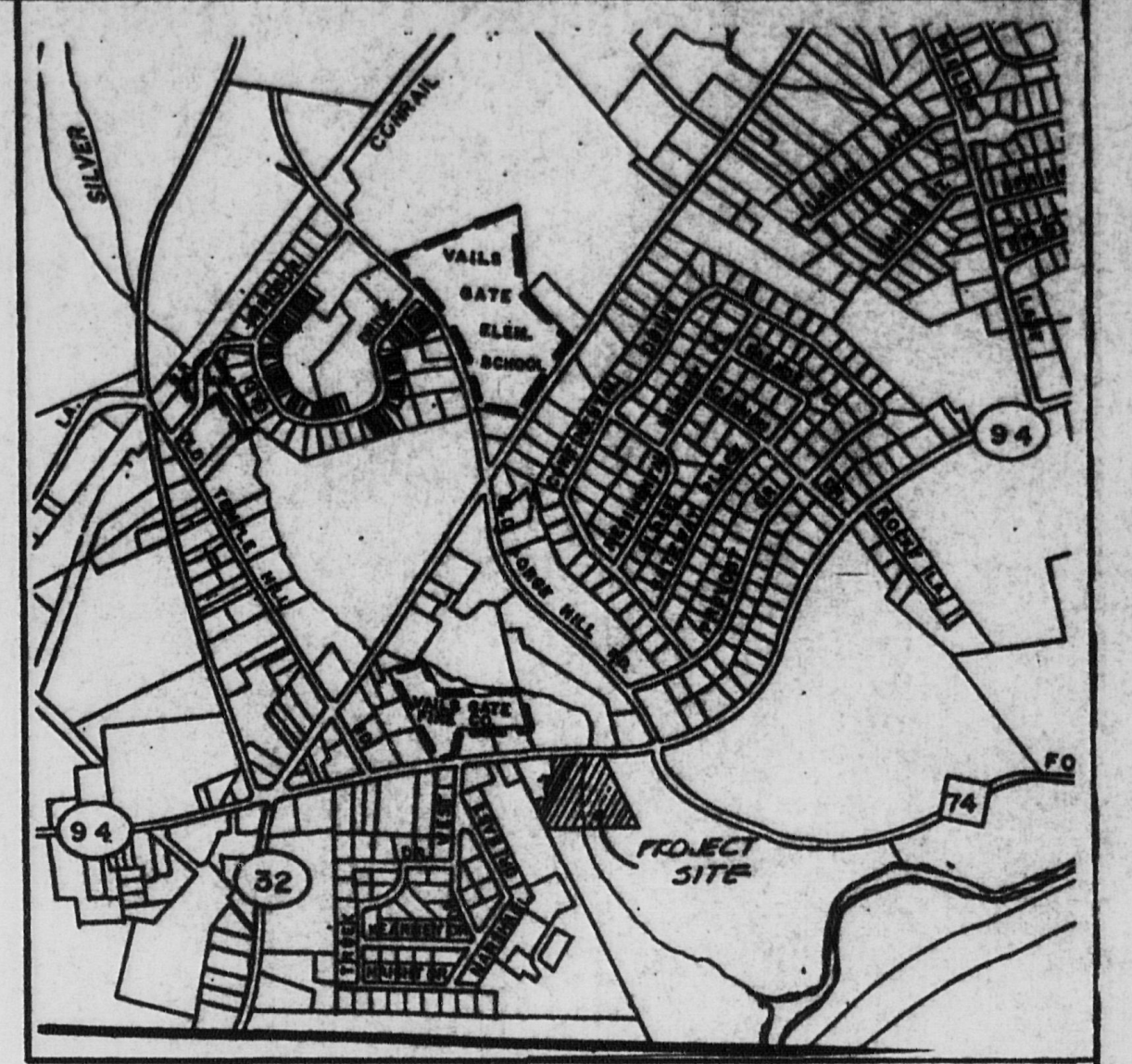
HANDICAPPED PARKING DETAIL
SCALE: NONE



SIDEWALK/CURB/PAVING DETAIL
SCALE: NONE



HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



LOCATION PLAN
1"=1000'

BULK NOTES:

Existing building ground coverage (Total):	3,368 S.F.
Existing building square footage to be removed:	96 S.F.
Area of addition:	1,690 S.F.
	(31.33' x 52.00' outside dim.)

PARKING REQUIREMENTS:

Existing retail sale floor area (net):	1,950 S.F.
Additional retail space (net):	1,546 S.F.
Total Square footage:	3,496 S.F.
Commercial	
Parking Requirements: (# 2 1 sp/150 S.F.)	24 Spaces
Residential Parking Requirement	2 Spaces
Total Req'd	26 Spaces
Total Prov'd	27 Spaces

- NOTES**
- Being a proposed development of lands currently shown on the Town of New Windsor Tax Maps as Section 65, Block 2, Lots 33.2, 33.6 and part of 33.1.
 - PROPERTY AREA: 131,485 +/- S.F., 3.02 +/- Ac.
 - PROPERTY ZONE: "C" (Design Shopping)
 - PROPERTY OWNER/APPLICANT: Jane A. Tanner, 16 Quaker Avenue, Cornwall, NY 12518
 - PROPERTY DEVELOPMENT: Proposed addition to existing building (Retail Space 1st Flr.; Residential 2nd Flr.)
 - Boundaries shown hereon are from field surveys completed by the undersigned on 30 July 1987 and 24 July 1989.
 - Alteration or addition to this plan is a violation of Section 7209(2) of the N.Y.S. Education Law.
 - Under the terms of the Special Permit granted by the Planning Board on 13 September 1989, living quarters for not more than one family, located within the building addition shown, for the use of the owner or caretaker of the permitted use housed in said building, was approved.

PLANNING BOARD APPROVAL

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON: Dec 10, 1989
BY: Daniel C. McCarville
DANIEL C. MCCARVILLE
SECRETARY
PLANNING BOARD LB. 55-10

ZONE BULK REQUIREMENTS: "C" Zone Retail Uses

Lot Area	Lot Width	Front Yard	Side Yard(s)	Rear Yd.
Required: 40,000 S.F.	200'	60'	30'/70'	30'
Provided: 131,695 S.F.	282' +/-	32.2'	23.0/139.2	165.1'

**** Bldg. Height**

Required: (4"/Ft.-lot line)	43'
Provided:	24' +/-

*** Existing Condition**
**** For Addition**

Floor/Area Ratio

Required: (4"/Ft.-lot line)	0.5
Provided:	0.09

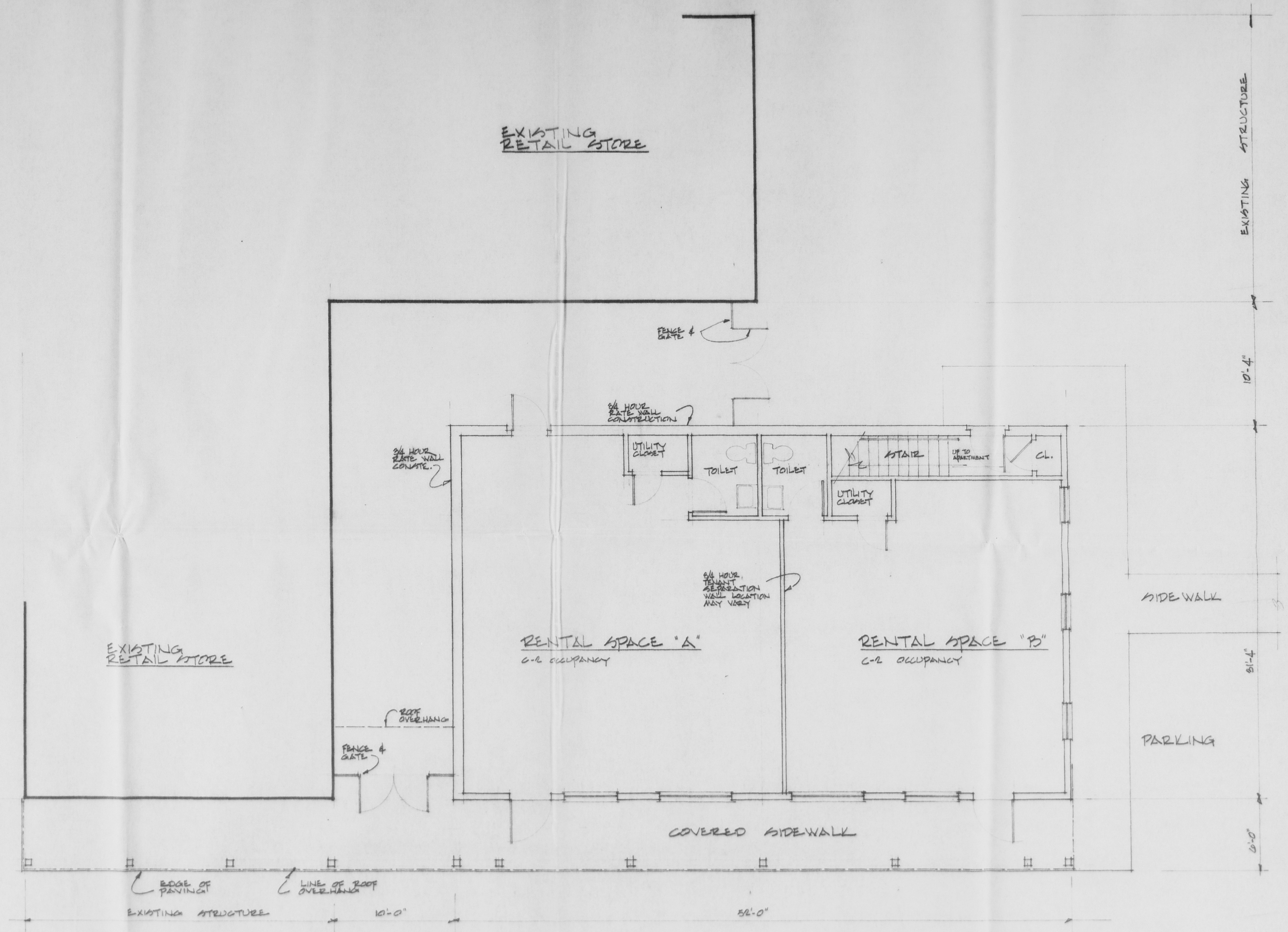
Grevas & Grevas LAND SURVEYORS
P.C.
30 QUAKER AVENUE, NEW WINDSOR, NEW YORK 12550
TEL. (514) 562-0867

PLAN FOR:
JANE A. TANNER
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

PHASE I SITE PLAN

REVISIONS:
DATE DESCRIPTION
4/12/89 ENLARGED ADDITION, REV. PARKING
7/24/89 REV. PER LOT-LINE CHANGE
8/31/89 REV. ADD'L PARKING
11/27/89 ADD'D NOTE B

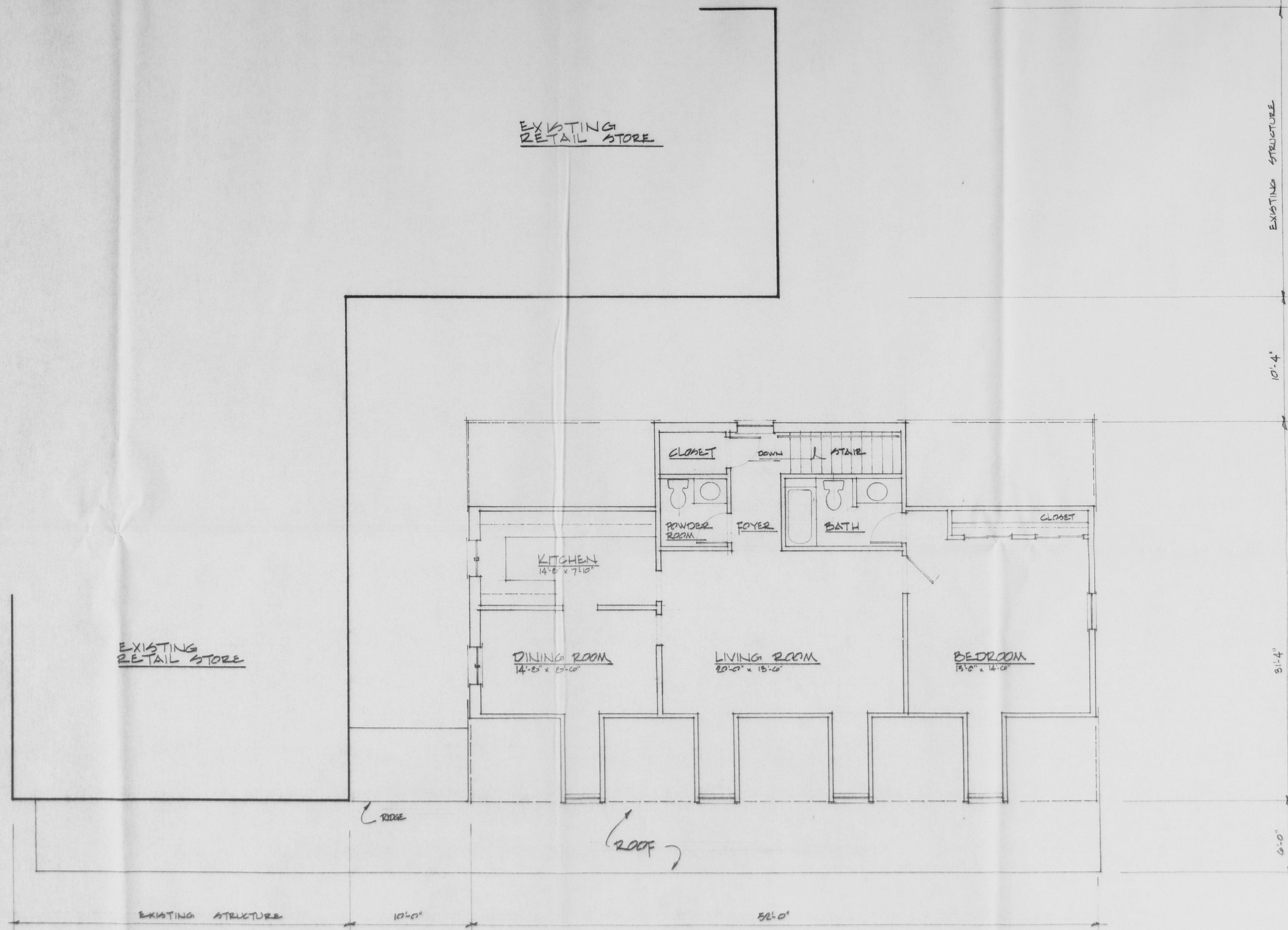
Drawn:
Checked:
Scale: 1"=30'
Date: 6 JAN. 89
Job No: 87-098



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

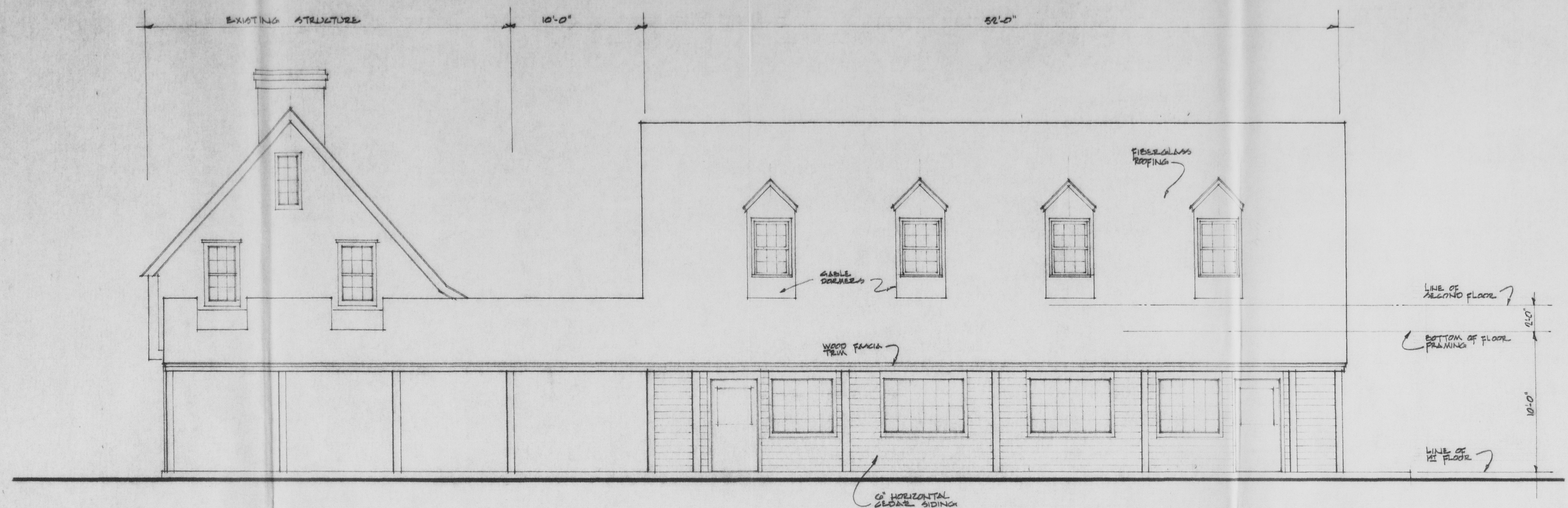
FIRST FLOOR PLAN	
PROPOSED RETAIL STORE AT FORGE HILL COUNTRY FURNITURE for TED AND JANE TANNER TOWN OF NEW WINDSOR, NEW YORK	
PETER R. HOFFMANN, ARCHITECT 17 HUDSON BLUFF DRIVE, MARLBORO, NEW YORK DATE: SEPT 29, 89 DRAWN BY: P.R.H. JOB NO. 030-89	
DRAWING	1 of 3



SECOND FLOOR PLAN

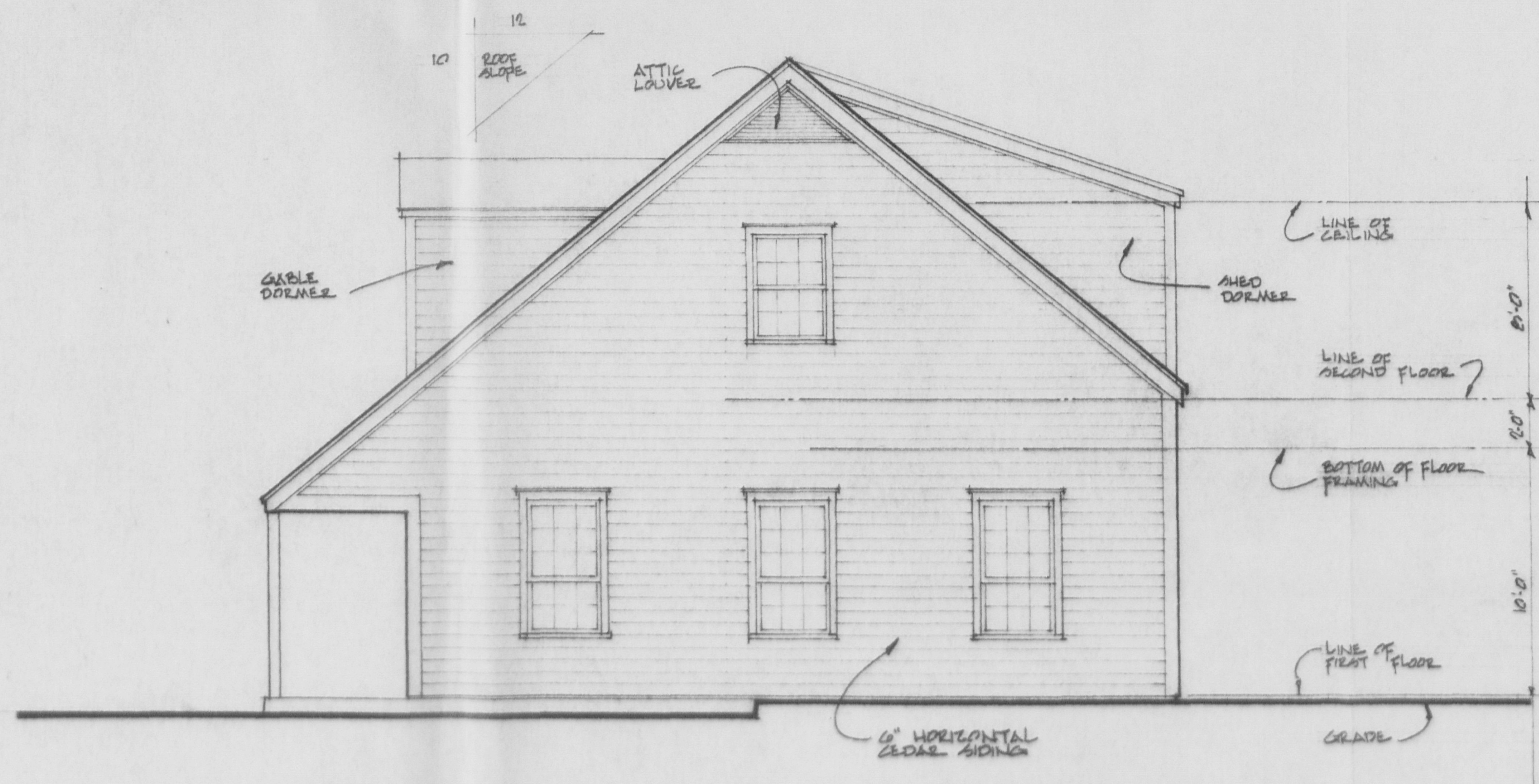
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN	
PROPOSED RETAIL STORE AT FORGE HILL COUNTRY FURNITURE for TED AND JANE TANNER TOWN OF NEW WINDSOR, NEW YORK	
PETER R. HOFFMANN, ARCHITECT 17 HUDSON BLUFF DRIVE, MARLBORO, NEW YORK DATE: SEPT 2, 89 DRAWN BY: P.R.H. JOB NO. 030-89	
DRAWING	2 of 3



WEST ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$



SOUTH ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

SOUTH & WEST ELEVATIONS	
PROPOSED RETAIL STORE AT FORGE HILL COUNTRY FURNITURE for TED AND JANE TANNER TOWN OF NEW WINDSOR, NEW YORK	
PETER R. HOFFMANN, ARCHITECT 17 HUDSON BLUFF DRIVE, MARLBORO, NEW YORK DATE: SEPT. 2, 69 DRAWN BY: P.R.H. JOB NO. 030-69	
DRAWING	3 of 3